

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

Inst # 1997-08753

03/21/1997-08753  
11:09 AM CERTIFIED

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR  
SHELBY COUNTY, ALABAMA  
001 SNA 21.00

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED NINETY FIVE THOUSAND & NO/100---  
(\$395,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the  
GRANTEES herein, the receipt whereof is acknowledged, we, Thomas F. Sherman, III  
and wife, Bonnie C. Sherman (herein referred to as grantors), do grant, bargain,  
sell and convey unto Dann R. Lee and wife, Robin Lee (herein referred to as  
GRANTEES) for and during their joint lives and upon the death of either of them,  
then to the survivor of them in fee simple, together with every contingent  
remainder and right of reversion, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 18-according to the Survey of Greystone-1st Sector, Phase V, as recorded  
in Map Book 16, Page 62 in the Probate Office of Shelby County, Alabama.  
Mineral and mining rights excepted.

Together with the nonexclusive easement to use the private roadways, common  
areas and Hugh Daniel Drive, al las more particularly described in the  
Greystone Residential Declaration of Covenants, Conditions and Restrictions  
dated November 6, 1990 and recorded in Real 317, Page 260 in the Probate  
Office of Shelby County, Alabama (which, together with all amendments thereto,  
is hereinafter collectively referred to as the "Declaration.")

Subject to existing easements, current taxes, restrictions, set-back lines and  
rights of way, if any, of record.

\$382,500.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

GRANTEES' ADDRESS: 2012 Shandwick Terrace Birmingham, Alabama 35242

TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon  
the death of either of them, then to the survivor of them in fee simple, and to  
the heirs and assigns of such survivor forever, together with every contingent  
remainder and right of reversion.

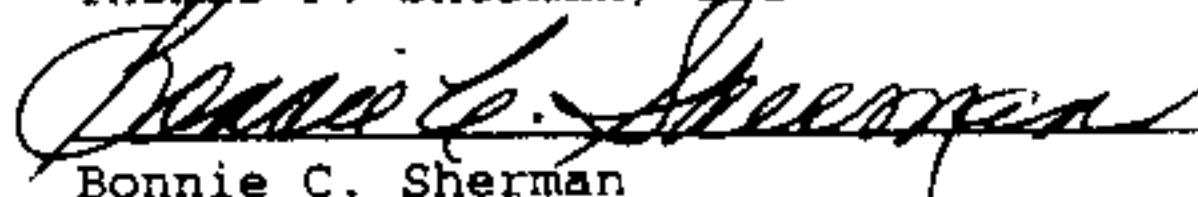
And I (we) do, for myself (ourselves) and for my (our) heirs, executors and  
administrators, covenant with said GRANTEES, their heirs and assigns, that I am  
(we are) lawfully seized in fee simple of said premises; that they are free from  
all encumbrances, unless otherwise stated above; that I (we) have a good right to  
sell and convey the same as aforesaid; that I (we) will, and my (our) heirs,  
executors and administrators shall warrant and defend the same to the said  
GRANTEES, their heirs and assigns forever, against the lawful claims of all  
persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 19th day of  
March, 1997.



Thomas F. Sherman, III

(SEAL



Bonnie C. Sherman

(SEAL

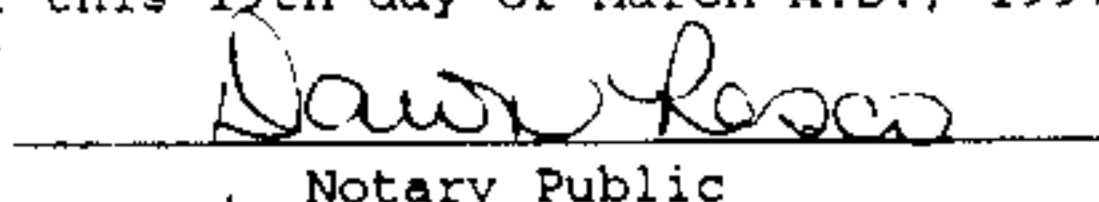
STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby  
certify that Thomas F. Sherman, III and wife, Bonnie C. Sherman whose names are  
signed to the foregoing conveyance, and who are known to me, acknowledged before  
me on this day, that, being informed of the contents of the conveyance, they  
executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March A.D., 1997



Notary Public

3/20/98