

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND SEVEN HUNDRED SEVENTY & NO/100----
(\$85,770.00) DOLLARS to the undersigned grantor, Carter Homebuilders, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Suzanne K. McCreedy and
Samuel J. McCreedy (herein referred to as GRANTEEES) 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:

Lot 79, according to the Survey of Cambrian Ridge, Phase 3, as recorded in Map
Book 21 page 147 in the Probate Office of Shelby County, Alabama; being
situated in Shelby County, Alabama.

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

\$85,770.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

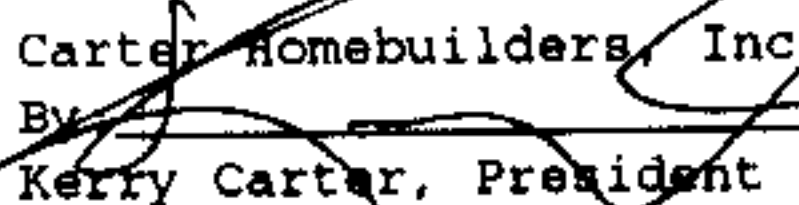
GRANTEES' ADDRESS: 411 Cambrian Ridge Trail Pelham, Alabama 35124

CARTER HOMEBUILDERS, INC. AND CARTER HOME BUILDERS, INC. ARE ONE AND THE SAME
ENTITY.

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Kerry Carter, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
5th day of June, 1997.

Carter Homebuilders, Inc.
By: 
Kerry Carter, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

06/06/1997-17760
09:22 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCO 9.50

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Kerry Carter whose name as the President of Carter Homebuilders,
Inc., a corporation, is signed to the foregoing conveyance, and who is known to
me, acknowledged before me on this day that, being informed of the contents of the
conveyance, he, as such officer and with full authority, executed the same
voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 5th day of June, 1997

PEGGY I. MURPHY
MY COMMISSION EXPIRES
2/20/99


Notary Public
2-20-99

Inst # 1997-17760