

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 ONE THOUSAND NINE HUNDRED & NO/100----  
(\$81,900.00) DOLLARS to the undersigned grantor, Carter Homes & Development, Inc.  
a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES  
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by  
these presents, grant, bargain, sell and convey unto Jason M. Magee and wife,  
Nancy Melissa Magee (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:

Lot 9, according to the Survey of Willow Point, Phase 2, as recorded in Map  
Book 22 page 41 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.

\$81,697.00 of the above-recited purchase price was paid from a mortgage loan  
closed simultaneously herewith.

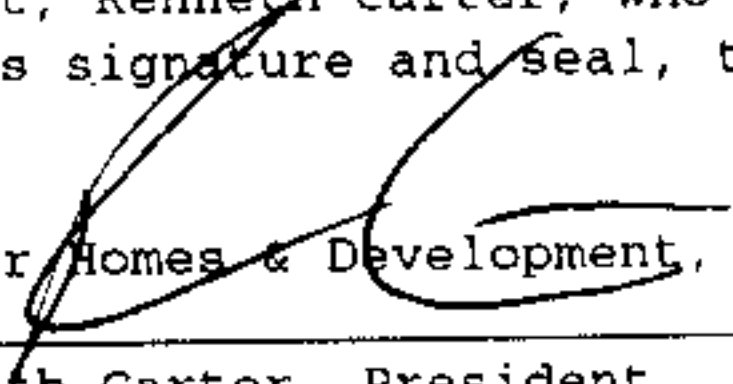
GRANTEES' ADDRESS: 149 Willow Point Lane Alabaster, Alabama 35007

Carter Homes and Development, Inc. and Carter Homes & Development, Inc. are  
one and the same entity.

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 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 GRANTEES, their heirs,  
executors and assigns forever, against the lawful claims of all persons.

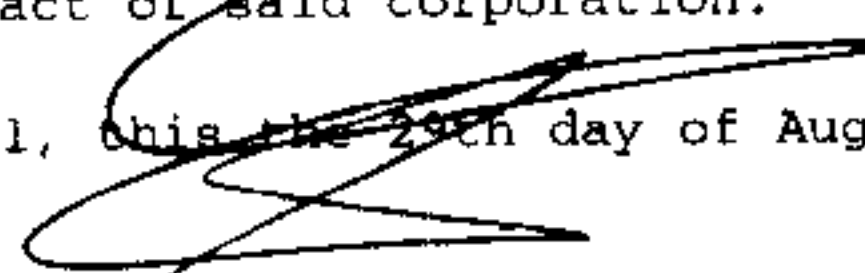
IN WITNESS WHEREOF, the said GRANTOR by its President, Kenneth Carter, who is  
authorized to execute this conveyance, hereto set its signature and seal, this the  
29th day of August, 1997.

Carter Homes & Development, Inc.  
By:   
Kenneth Carter, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby  
certify that Kenneth Carter whose name as the President of Carter Homes &  
Development, 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 29th day of August, 1997

  
Notary Public

Inst # 1997-28112

09/03/1997-28112  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
9:00  
JUL 101 SNA