

This instrument was prepared by

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

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY EIGHT THOUSAND NINE HUNDRED & NO/100---- (\$188,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Ellen L. Beran, a single individual (herein referred to as grantors), do grant, bargain, sell and convey unto Patrick L. Matthews and wife, Carla G. Matthews (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 61, according to the Survey of Quail Run, Phase 2, as recorded in Map Book 7, page 113, in the Probate Office of Shelby County, Alabama.

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

\$170,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 6592 Remington Lane Hoover, Alabama 35124

Ellen L. Beran is the surviving grantee of that certain deed as recorded in Volume 328 page 199 in the Probate Office of Shelby County, Alabama, the other grantee, Robert A. Beran, having died on or about the 28th day of April, 1997.

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, I have hereunto set my hand and seal, this 24th day of September, 1997.


Ellen L. Beran

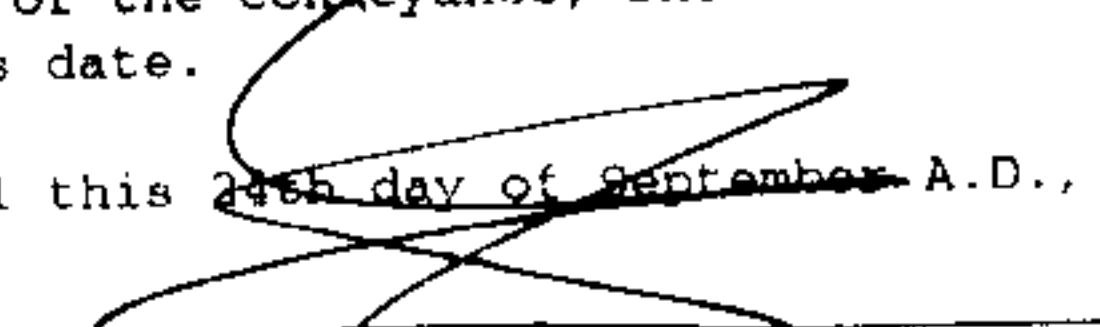
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STATE OF ALABAMA
SHELBY COUNTY COUNTY

09/26/1997-31103
11:28 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 27.50
General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ellen L. Beran, a single individual whose name 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, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of September A.D., 1997


Notary Public

Inst # 1997-31103