

TP/2144

Grantees address: 268 Forest Parkway
Montevallo, Al. 35115

WARRANTY DEED

State of Alabama)
Shelby County)

020417 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 57.50

Know All Men By These Presents:

That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND NINE HUNDRED FOUR and 00/100 DOLLARS (\$198,904.00), in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, we, ALLEN H BRADBURY and LAURA M BRADBURY, husband and wife, (herein referred to as "Grantors"), grant, bargain, sell, and convey unto PAUL R BROWNING and SONYA M BROWNING, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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 6, according to the Survey of Park Forest, Sector 7, Phase 1, as recorded in Map Book 19, page 33, in the Probate Office of Shelby County, Alabama.

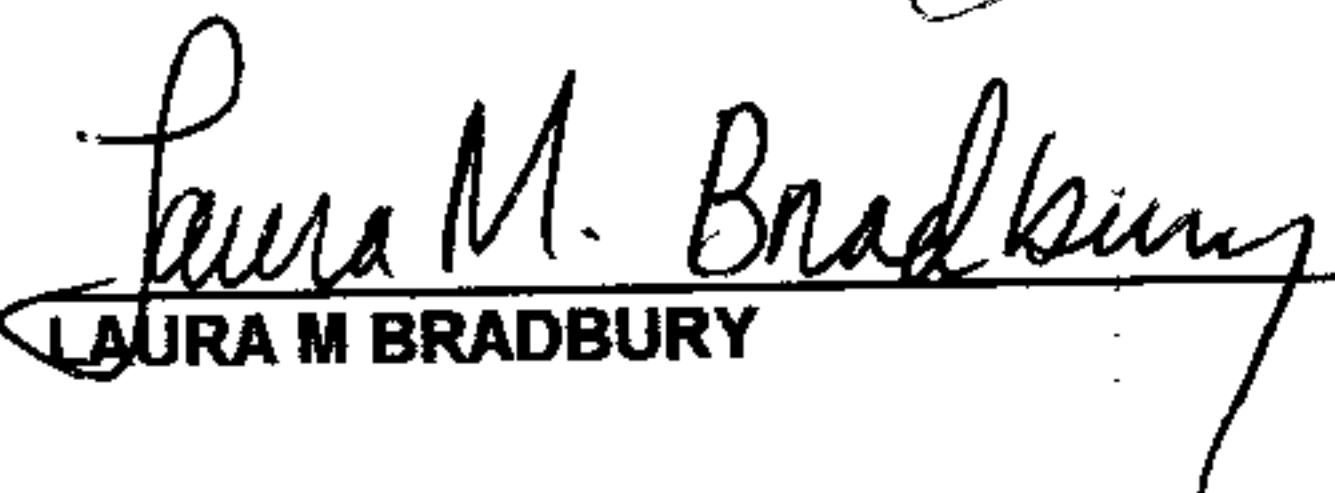
Subject to Advalorem taxes for the years 1997, and thereafter; covenants, restrictions, easements, and rights of way of record.

\$150,000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 we do for ourselves and for our heirs, executors, and administrators covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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 on this the 14 day of October, 1997.

 (Seal)
ALLEN H BRADBURY

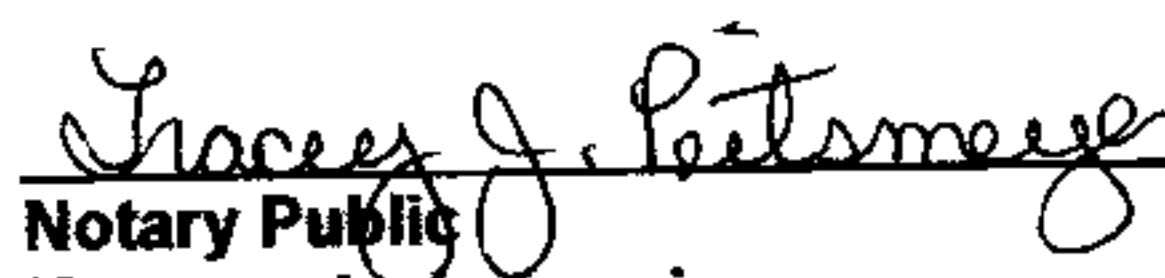
 (Seal)
LAURA M BRADBURY

10/17/1997-33930
02:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 57.50
Inst # 1997-33930
Butler

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ALLEN H BRADBURY and LAURA M BRADBURY, 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 said conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official on this the 14 day of October, 1997.

TRACEY J. PEITSMAYER
Notary Public, State of Ohio
My Commission Expires Aug. 25, 2001


Notary Public
My commission expires: