

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
GARY L. FRITH
KELLEY L. FRITH
131 BRISSTOL LANE
BIRMINGHAM, AL 35242

STATE OF ALABAMA}
COUNTY OF SHELBY}

Inst # 1997-41668

Corporation Form Deed/JTWROS

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED NINETY SIX THOUSAND AND NO/100 DOLLARS (\$296,000.00) to the undersigned grantor, BEDWELL CONSTRUCTION CO., INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto GARY L. FRITH and KELLEY L. FRITH (herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama:

SEE ATTACHED EXHIBIT A

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998. Existing covenants and restrictions, easements, building lines, and limitations of record.

\$263,440.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

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 noted above, that I/we have a good right to sell and convey the same as aforesaid, and that I/we will and my/our heirs, executors, and administrators 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, CHARLES R. BEDWELL, JR., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15TH day of DECEMBER, 1997.

BEDWELL CONSTRUCTION CO., INC.

By: Charles R. Bedwell, Jr.
CHARLES R. BEDWELL, JR.
Its: President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that CHARLES R. BEDWELL, JR., whose name as President of BEDWELL CONSTRUCTION CO., 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 15TH day of DECEMBER, 1997.

[Signature]
Notary Public
My Commission Expires: 5/29/99
12/23/1997-41668
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 44.00

EXHIBIT "A"

**OF THAT CERTAIN DEED FROM BEDWELL CONSTRUCTION CO., INC. TO GARY L. FRITH
AND KELLEY L. FRITH DATED DECEMBER 15, 1997**

**Lot 721, according to the Map of Highland Lakes, 7th Sector, an Eddleman
Community, as recorded in map Book 20 page 58 A, B & C in the Probate Office
of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.**

**Together with nonexclusive easement to use the private roadways, common areas,
all as more particularly described in the Declaration of Easements and Master
Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as
Inst. #1994-07111 in the Probate Office of Shelby County, Alabama, and the
Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a
Residential Subdivision, 7th Sector, recorded as Inst. #1995-28389 in the Probate
Office of Shelby County, Alabama (which, together with all amendments thereto,
is hereinafter collectively referred to as, the "Declaration").**

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**12/23/1997-41668
12:19 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 44.00**