

This instrument was prepared by

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

01121-1661 Inst # 1997-42110

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOUR HUNDRED FORTY THOUSAND & NO/100---- (\$440,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Steve Scott and wife, Teresa Scott (herein referred to as grantors), do grant, bargain, sell and convey unto David Volgas and wife, Susan K. Volgas (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:

See legal description attached as Exhibit "A"

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

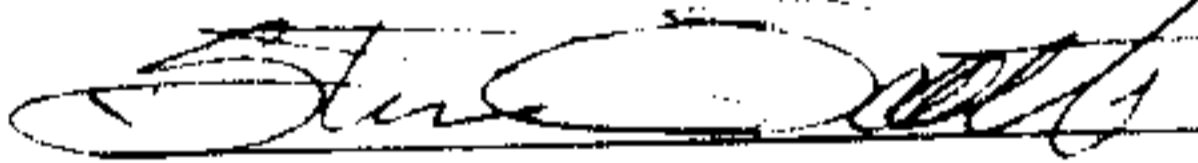
\$418,044.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5955 Spring Creek Road Montevallo, Alabama 35115

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, we have hereunto set our hands and seals, this 29th day of December, 1997.



Steve Scott

(SEAL)



Teresa Scott

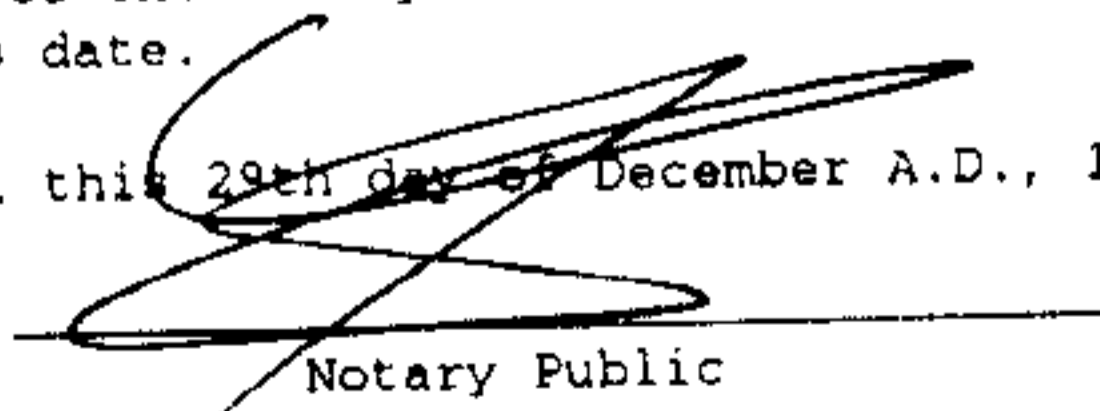
(SEAL)

STATE OF ALABAMA
SHELBY COUNTY COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Steve Scott and wife, Teresa Scott 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 the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of December A.D., 1997


Notary Public

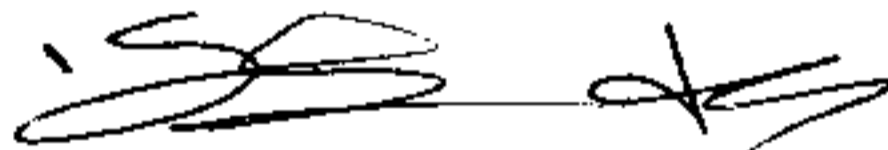
COURTNEY MASON
MY COMMISSION EXPIRES
3/5/99

12/30/1997-42110
10:05 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 33.00

Exhibit "A"

A parcel of land located in the SE 1/4 of the SE 1/4 of Section 6, Township 22 South, Range 2 West, Shelby County, Alabama; being more particularly described as follows:

Commence at the NE corner of the SE 1/4 of the SE 1/4 of said Section 6; thence North 86 deg. 14 min. 01 sec. West along the North line of said 1/4-1/4 section a distance of 350.08 feet to the Point of Beginning; thence continue along last described course a distance of 583.33 feet; thence leaving said 1/4-1/4 section South 4 deg. 36 min. 29 sec. West a distance of 507.24 feet; thence South 3 deg. 42 min. 46 sec. West a distance of 74.40 feet; thence South 3 deg. 48 min. 14 sec. West a distance of 54.06 feet; thence South 11 deg. 55 min. 11 sec. West a distance of 292.58 feet; thence South 54 deg. 50 min. 02 sec. East a distance of 278.80 feet to a point on the Westerly right of way line of Shelby County Highway #12 (80 foot right of way); thence North 47 deg. 45 min. 28 sec. East a distance of 835.78 feet to the beginning of a curve to the left having a radius of 760.00 feet, a central angle of 10 deg. 11 min. 18 sec. and subtended by a chord which bears North 42 deg. 18 min. 48 sec. East a distance of 134.97 feet; thence along the arc of said curve and said right of way line a distance of 135.14 feet; thence leaving said right of way line North 59 deg. 05 min. 38 sec. West a distance of 340.14 feet; thence North 12 deg. 35 min. 28 sec. East a distance of 211.01 feet to the Point of Beginning; being situated in Shelby County, Alabama.



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