

This instrument was prepared by

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

Inst # 1998-02032

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 NINE THOUSAND NINE HUNDRED & NO/100----
(\$89,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, John P. Quebodeaux and
wife, Karen S. Quebodeaux (herein referred to as grantors), do grant, bargain,
sell and convey unto William Bradley Twitty, Jr. and wife, Sonya M. Twitty, a
single individual (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 47, and the East 6.5 feet of Lot 48, according to the survey of
Brandywine, First Sector, as recorded in Map Book 7 page 7 in the Probate
Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
LESS AND EXCEPT that part of Lot 47, more particularly described as follows:
Beginning at the Northeast corner of said Lot 47, run in a Southerly direction
along the East line of said lot for a distance of 125.63 feet to the Southeast
corner of said lot; thence turn an angle to the right and run along the south
line of said lot for a distance of 21.00 feet; thence turn an angle to the
right of 83 deg. 00 min. and run in a Northwesterly direction for a distance of
46.00 feet; thence turn an angle to the left of 12 deg. 48 min. 45 sec. and
run in a Northwesterly direction for a distance of 85.13 feet to a point on the
North line of said Lot 47; thence turn an angle to the right and run in an
Easterly direction along said North line for a distance of 54.00 feet to the
point of beginning; being situated in Shelby County, Alabama.

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

\$89,059.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1216 MacQueen Drive, Helena, Alabama 35080.

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 16th day of
January, 1998.

John P. Quebodeaux (SEAL)
John P. Quebodeaux
Karen S. Quebodeaux (SEAL)
Karen S. Quebodeaux

01/21/1998-02032
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00

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 John P. Quebodeaux and wife, Karen S. Quebodeaux 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 16th day of January A.D., 1998

Mark L. Rowe

Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
10/08/2001

Inst # 1998-02032

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SHELBY COUNTY JUDGE OF PROBATE
002 MEL 12.00