

This instrument was prepared by

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

CORPORATION FORM 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 FIVE THOUSAND ONE HUNDRED & NO/100----
(\$85,100.00) DOLLARS to the undersigned grantor, Jackie Williams Company, Inc. a
corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEEES
herein, the receipt of which is hereby acknowledged, the said GRANTOR does by
these presents, grant, bargain, sell and convey unto Gary A. Fitchpatrick and
wife, Dannette Ford Fitchpatrick (herein referred to as GRANTEEES) 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:

Lot 65, according to the Survey of Wyndham, Camden Sector, as recorded in Map
Book 22, Page 93, 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.

\$85,056.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 1019 Wyndham Lane Helena, Alabama 35080

TO HAVE AND TO HOLD to the said GRANTEEES 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 said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of
said premises; that they are free from all encumbrances, that it has a good right
to sell and convey the same as aforesaid; and that it will, and its successors and
assigns shall, warrant and defend the same to the said GRANTEEES, their heirs,
executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Jackie Williams, who is
authorized to execute this conveyance, hereto set its signature and seal, this the
30th day of January, 1998.

Jackie Williams Company, Inc.
By: Jackie Williams
Jackie Williams, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

02/04/1998-03694
11:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 9.00

I, the undersigned, a Notary Public in and for said County, in said state, hereby
certify that Jackie Williams whose name as the President of Jackie Williams
Company, 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 the 30th day of January, 1998

Notary Public

Inst # 1998-03694