

This instrument was prepared by

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

Inst # 1998-05832

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND & NO/100---- (\$97,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we, Norman Latona and wife, Shannon Latona (herein referred to as grantors), do grant, bargain, sell and convey unto Daniel B. Briggs and wife, Kelli A. Briggs (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.

\$98,940.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 77 Highway 305 Columbiana, Alabama 35051

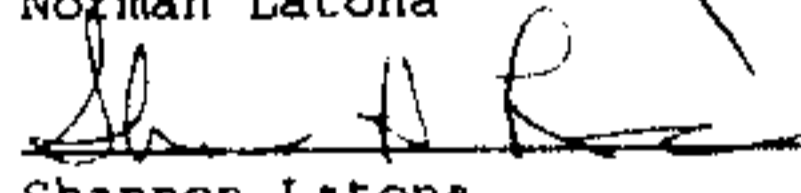
TO HAVE AND TO HOLD to the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion.

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 20th day of February, 1998.



Norman Latona (SEAL)




Shannon Latona (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 Norman Latona and wife, Shannon Latona 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 20th day of February A.D., 1998



Notary Public

MARK L. ROWE
MY COMMISSION EXPIRES
10/03/2001

02/23/1998-05832
09:42 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

Exhibit "A"

Commence at the SE corner of Section 32, Township 21 South, Range 1 West; thence run North along the East line thereof for 483.0 feet to an iron pin; thence 91 deg. 32 min. 42 sec. left run 94.22 feet to the Westerly right of way of Shelby County Road 305 and the point of beginning; thence continue last described course for 556.99 feet; thence 94 deg. 44 min. 50 sec. right run Northerly for 171.61 feet; thence 84 deg. 54 min. 50 sec. right run Easterly for 552.29 feet to the Westerly right of way of said road; thence 106 deg. 06 min. 10 sec. right to tangent of a curve to the left (having a central angle of 25 deg. 17 min. 38 sec. and a radius of 398.61 feet) and along the right of way of said road a arc distance of 175.97 feet to the point of beginning; being situated in Shelby County, Alabama.

MAC
SAL

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002 HEL 12.00