

This instrument was prepared by

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

Inst # 1998-07053

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

SHELBY COUNTY

03/02/1998
02:50 PM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND & NO/100----
(\$135,000.00) DOLLARS to the undersigned grantor or grantors in hand paid by the
GRANTEES herein, the receipt whereof is acknowledged, we, Lawrence J. August and
wife, Robin G. August (herein referred to as grantors), do grant, bargain, sell
and convey unto Tara M. Roberts and husband, Joe K. Roberts (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 415, according to the Survey of Weatherly Belvedere, Sector 23, as
recorded in Map Book 21 page 16 in the Probate Office of Shelby County,
Alabama; being situated in Shelby County, Alabama. Mineral and mining rights
excepted.

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

\$100,000.00 of the above-recited purchase price was paid from a mortgage loan
closed simultaneously herewith.

GRANTEES' ADDRESS: 117 Belvedere Place Alabaster, Alabama 35007

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 26th day of
February, 1998.

Lawrence J. August

Robin G. August, by Lawrence J. August
her Attorney-In-Fact

State of Alabama) County of Shelby)

I, the undersigned, hereby certify that Lawrence J. August, a married man,
whose name 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 executed the same voluntarily on the day of same bears date.
GIVEN UNDER MY HAND THIS 26TH DAY OF FEBRUARY, 1998.

My Commission Expires: 2-20-99

Notary Public

MY COMMISSION EXPIRES 2-20-99

State of Alabama) County of Shelby)

I, the undersigned, a Notary Public, in and for said County in said State,
hereby certify that Lawrence J. August, whose name as Attorney In Fact for
Robin G. August 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 in his capacity as such Attorney in Fact, executed the same
voluntarily on the day the same bears date.

GIVEN UNDER MY HAND THIS THE 26TH DAY OF FEBRUARY, 1998

My Commission Expires: 2-20-99

Notary Public

MY COMMISSION EXPIRES 2-20-99