

THIS INSTRUMENT PREPARED BY:

SEND TAX NOTICE TO:

JAMES R. MONCUS, JR.
ATTORNEY AT LAW
1313 ALFORD AVENUE
BIRMINGHAM AL 35226

Four Star Homes, Inc.
1200 Country Club Circle
Birmingham, AL 35244

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **One and no/100 dollars (\$1.00)** and other good and valuable consideration to the undersigned grantor (whether one or more, in hand paid by the grantees herein, the receipt whereof is acknowledged, I or we,

SAM W. BENNETT AND WIFE, SUSAN E. BENNETT

(herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto

FOUR STAR HOMES, INC.

(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, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 41, according to the Survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, Page 53, in the Probate Office of Shelby County, Alabama.

Less and except the following: Begin at the SE corner of said Lot 41; thence run in a Northwesterly direction along Easterly line of said Lot 41 also being the Westerly line of Lot 42 of said Third Addition to Riverchase Country Club, for a distance of 174.82 feet; thence turn an angle of 89 degrees, 58 minutes, 11 seconds to the left and run Southwesterly along the Northern line of Lot 41 for a distance of 34.41 feet; thence turn an angle of 101 degrees, 09 minutes 56 seconds to the left and run in a Southeasterly direction for a distance of 178.19 feet to the point of beginning.

Being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to easements, restrictions and rights of way of record, if any.

Subject to ad valorem taxes for the current year and thereafter.

TO HAVE AND TO HOLD, the same unto the 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 for such survivor forever.

04/09/1998-12676
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCD 12.00

Inst # 1998-12676

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, 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, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th day of April, 1998.


SAM W. BENNETT

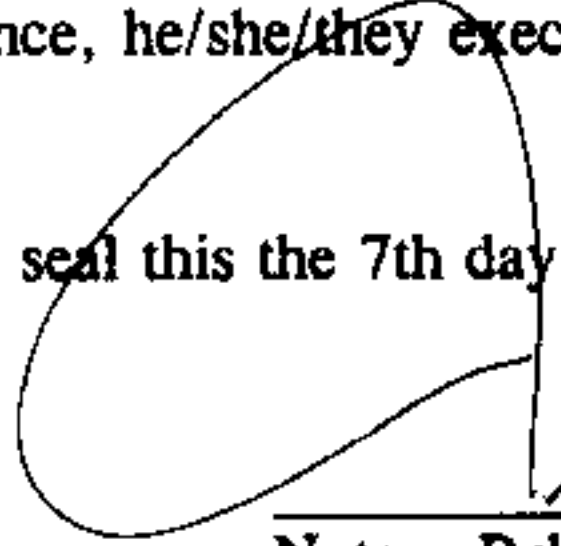

SUSAN E. BENNETT

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Sam W. Bennett and wife, Susan E. Bennett, whose name is/are signed to the foregoing conveyance and who is/are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, he/she/they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this the 7th day of April, 1998.



Notary Public

MY COMMISSION EXPIRES: 2/23/00

Inst # 1998-12676

04/09/1998-12676
12:16 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 12.00