

WARRANTY DEED
JOINT TENANCY WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA)
)
COUNTY OF CHILTON)

Inst # 1998-28595

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of ~~TEN~~ and 00/100 (\$), the receipt and sufficiency of which are hereby acknowledged, that **DAVID L. SEALES and LOLA H. SEALES, a married couple**, hereinafter called "SELLER," do hereby GRANT, BARGAIN, SELL AND CONVEY unto, **DAVID H. COTTON and CINDY D. COTTON, a married couple**, hereinafter called the "BUYERS," 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 Chilton County, Alabama, to wit:

Lot #4 of Valley Estates, a Private Subdivision, as recorded on Slide 87, Frame 01, in the office of the Judge of Probate of Chilton County, AL, being situated in the Southwest 1/4 of the Northwest 1/4 of Section 18, Township 24 North, Range 13 East, Chilton County, Alabama.

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

The legal description set out herein was furnished to preparer by the SELLER herein.


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

The SELLER, does individually and for the heirs, executors, and administrators of the SELLER covenant with said BUYERS and the heirs and assigns of the BUYER, that the SELLER is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise noted above; that the SELLER has a good right to sell and convey the said premises; that the SELLER and the heirs, executors, and administrators of the SELLER shall warrant and defend the said premises to the BUYERS and the heirs and assigns of the BUYERS forever, against the lawful claims of all persons.

07/28/1998-28595
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 6NA 11.00

CLINT M. THOMAS
P.O. Box 1422
CALERA, AL 35040

IN WITNESS WHEREOF, the SELLER has executed this deed and affixed the seal of the SELLER thereto on this the 27th day of July, 1998, at Shelby County, Alabama.



DAVID L. SEALES
SELLER


LOLA H. SEALES
SELLER

STATE OF ALABAMA)
) ACKNOWLEDGEMENT
COUNTY OF SHELBY)

I, Clint C. Thomas, a Notary Public for the State at Large, hereby certify that DAVID L. SEALES and LOLA H. SEALES, SELLER, whose names are signed to the foregoing Warranty Deed, who are known to me, acknowledged before me on this day that, being informed of the contents of the Deed, they executed the same voluntarily on the day the same bears date.

27 GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 27th day of July, 1998.


NOTARY PUBLIC
My Commission Expires: 24 JAN, 2000

THIS INSTRUMENT PREPARED BY:

Clint C. Thomas
Attorney at Law
P.O. Box 1422
Calera, Alabama 35040

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