

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
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Birmingham, Alabama 35216

Send Tax Notice To:

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVORS

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND AND NO/100 DOLLARS (\$173,000.00) and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, we, JAMES DANIEL HILDRETH AND WIFE CLAUDIA R. HILDRETH (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto DANIEL AMBROSE AND CYNTHIA L. AMBROSE (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 20, according to the Survey of Heritage Oaks as recorded in Map Book 11, Page A & B, in the Probate Office of Shelby County, Alabama.

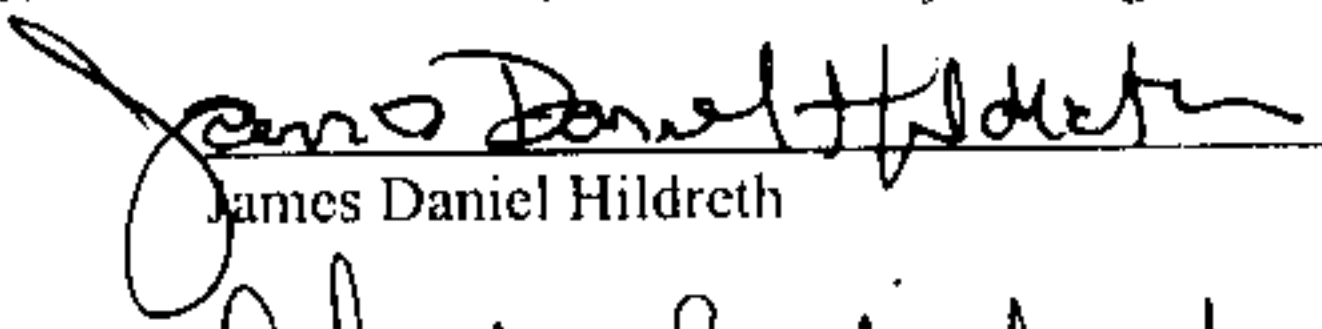
SUBJECT TO: (1) Taxes due in the year 1998 and thereafter; (2) Right of way granted to Alabama Power Company by Instrument(s) recorded in Book 140, Page 744 and Book 133, Page 586; (3) Agreement with Alabama Power Company for underground residential distribution, as recorded in Book 140, Page 735; (4) Restrictions appearing of record in Book 152, Page 657 as shown on recorded plat; (5) Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and releases of damages relating thereto, as recorded in Book 253, Page 929; (6) 10 foot building line from Heritage View Road, as shown on recorded map; (7) Notes as shown on recorded map(s).

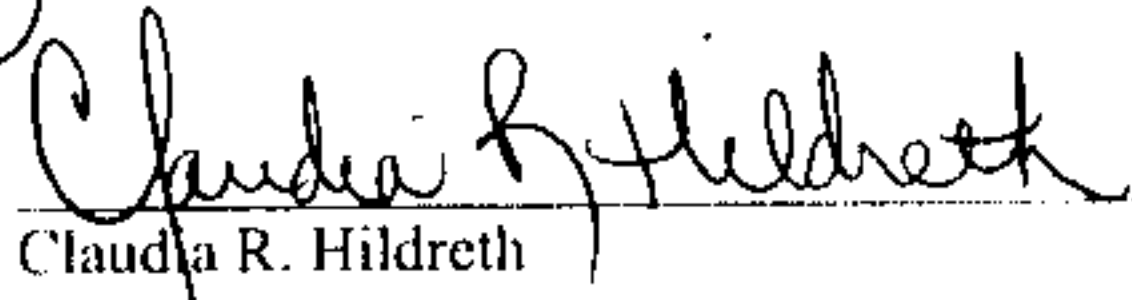
One Hundred Sixty Four Thousand Three Hundred Fifty and No/100 Dollars (\$164,350.00) of the consideration recited herein was derived from a Mortgage Loan closed simultaneously herewith.

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 we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and 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, the undersigned, JAMES DANIEL HILDRETH AND CLAUDIA R. HILDRETH, have hereunto set their hand and seal, this the 25 day of August, 1998.


James Daniel Hildreth


Claudia R. Hildreth

1598-33728

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JAMES DANIEL HILDRETH AND CLAUDIA R. HILDRETH, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument they executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 25 day of August, 1998.


Notary Public

My Commission Expires:

3-1-2002

Inst # 1998-33728

08/28/1998-33728
11:21 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CRH 20.00