

This instrument was prepared by: Daniel P. Rosser, Attorney, 3141 Lorna Road, Birmingham, Alabama 35216

# WARRANTY DEED

State of Alabama )  
Shelby County )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Twenty Three Thousand Two Hundred and No/100 Dollars (\$123,200.00) to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is hereby acknowledged, Christopher B. Carpenter, an unmarried man and Alisa Kaye Carpenter, an married woman, (herein referred to as "Grantors"), does grant, bargain, sell and convey unto Michael A. Sexton and Rose H. Sexton, (herein referred to as "Grantees"), for and during their joint lives as joint tenants 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 1, of a Resurvey of Blocks 5 & 12, of Alabaster Gardens as recorded in Map Book 9, page 51 in the Office of the Judge of Probate of Shelby County, Alabama, and a part of Lots 2 & 3, Block 12, Alabaster Gardens, as recorded in Map Book 3, page 156, in the Office of the Judge of Probate of Shelby County, Alabama, said part of Lots 2 & 3 being more particularly described as follows: Commence at the Northeast corner of Lot 1 of A Resurvey of Blocks 5 & 12, of Alabaster Gardens for a point of beginning; thence Southwesterly along the Northwest line of said Lot 1 for 162.87 feet to the Northwest corner of Lot 1; thence 168 degrees 19 minutes 24 seconds right for a distance of 30.83 feet; thence 11 degrees 40 minutes 36 seconds right for a distance of 132.87 feet; thence 90 degrees right for a distance of 6.20 feet to the Northeast corner of said Lot 1, and the point of beginning; being situated in Shelby County, Alabama.

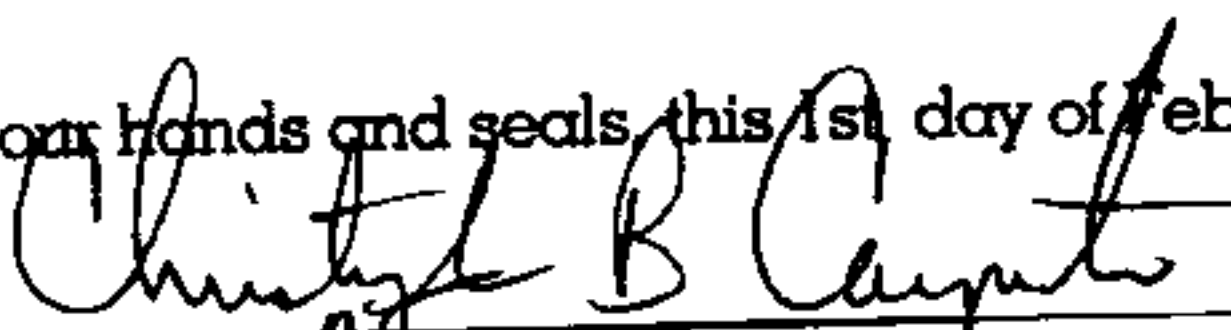

No part of the above described property is the home stead of Alisa Kaye Carpenter or that of her spouse.

Alisa Kaye Carpenter is one and the same person as Alisa Crumpton.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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, we have hereunto set our hands and seals, this 1st day of February, 1999.


  
Christopher B. Carpenter (Seal)  
  
Alisa Kaye Carpenter (Seal)

State of Alabama )  
Jefferson County )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Christopher B. Carpenter and Alisa Kaye Carpenter, 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 1st day of February, 1999.

02/12/1999-06112  
09:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NMS 9.50

  
Notary Public  
MY COMMISSION EXPIRES: 06-01-02

Inst # 1999-06112