

This Instrument Was Prepared By:
Dickerson Morse & Yost, P. C.
1920 Valleydale Road
Birmingham, Alabama 35244

Send Tax Notice to:
Darvin D. Fred
49 Arbor Lane
Calera, Alabama 35040

STATE OF ALABAMA
COUNTY OF SHELBY

WARRANTY DEED, JOINTLY FOR LIFE
WITH REMAINDER TO SURVIVOR

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of One Hundred Twenty Five Thousand and 00/100 Dollars (\$125,000.00) to the undersigned GRANTORS in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Dale Fred and Marlene Fred, husband and wife (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Darvin D. Fred and Janet A. Fred, husband and wife (hereinafter referred to as GRANTEEES), 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 the County of Shelby and State of Alabama, to-wit:

Begin at the Northwest corner of the NE 1/4 of the NW 1/4 of Section 8, Township 22 South, Range 2 West, thence proceed East, along the North line of said 1/4 1/4 Section, for a distance of 840.00 feet; thence turn a deflection angle of 89 degrees 43 minutes 47 seconds to the right and proceed for a distance of 315.00 feet; thence turn a deflection angle of 90 degrees 16 minutes 13 seconds to the right and proceed for a distance of 320.53 feet; thence turn a deflection angle of 89 degrees 05 minutes 40 seconds to the left and proceed for a distance of 62.00 feet; thence turn a deflection angle of 89 degrees 05 minutes 48 seconds to the right and proceed for a distance of 111.20 feet; thence turn a deflection angle of 85 degrees 42 minutes 15 seconds to the left and proceed for a distance of 124.35 feet; thence turn a deflection angle of 02 degrees 43 minutes 02 seconds to the left and proceed for a distance of 189.06 feet; thence turn a deflection angle of 88 degrees 25 minutes 17 seconds to the right and proceed for a distance of 391.00 feet, to the West line of said 1/4 - 1/4 Section; thence turn a deflection angle of 89 degrees 43 minutes 47 seconds to the right and proceed North, along West line of said 1/4 1/4 Section for a distance of 690.00 feet, to the point of beginning.

Note: \$125,000.00 of the above purchase price is in the form of a mortgage in favor of Dale Fred and Marlene Fred, executed and recorded simultaneously herewith.

Note: This deed was prepared without the benefit of a title search.

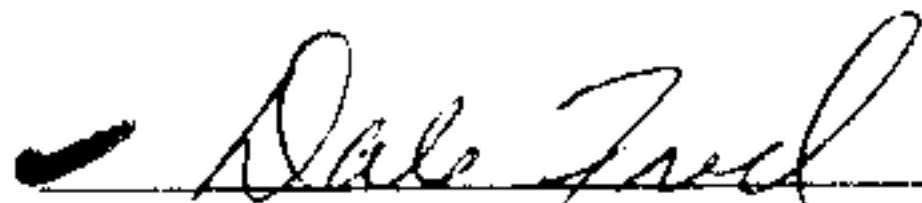
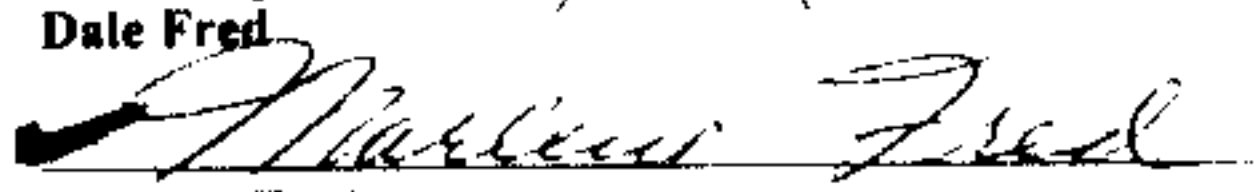
This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto GRANTEEES 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 said GRANTORS do for themselves, their successors and assigns covenant with the said GRANTEEES, their heirs and assigns, that GRANTORS are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; that GRANTORS have a good right to sell and convey the same as aforesaid; that GRANTORS will and their heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

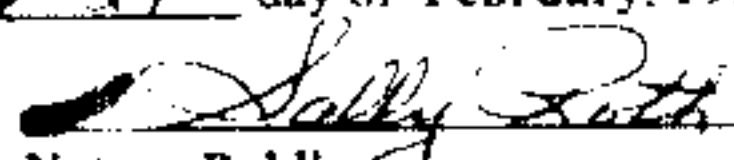
IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 24 day of February, 1999.


Dale Fred

Marlene Fred

STATE OF COLORADO
COUNTY OF Weld

I, the undersigned, a notary public in and for said county in said state, hereby certify that Dale Fred and Marlene Fred, husband and wife, 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 the 24 day of February, 1999.


Notary Public

My Commission Expires: 5-8-2002

03/03/1999-08724
09:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HHS 9.50

Inst # 1999-08724