

This instrument was prepared by:
Corley, Moncus & Ward, P.C.
400 Shades Creek Parkway
Birmingham, AL 35209

Send Tax Notice To: Robert S. Gaddis Jr.
1583 Cahaba Valley Road
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON

That in consideration of Two Hundred Forty Five Thousand dollars and no/100 (\$245,000.00) to the undersigned grantor, 119 Realty, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Robert S. Gaddis Jr. (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 Jefferson County, Alabama to-wit:

See Attached Exhibit "A"

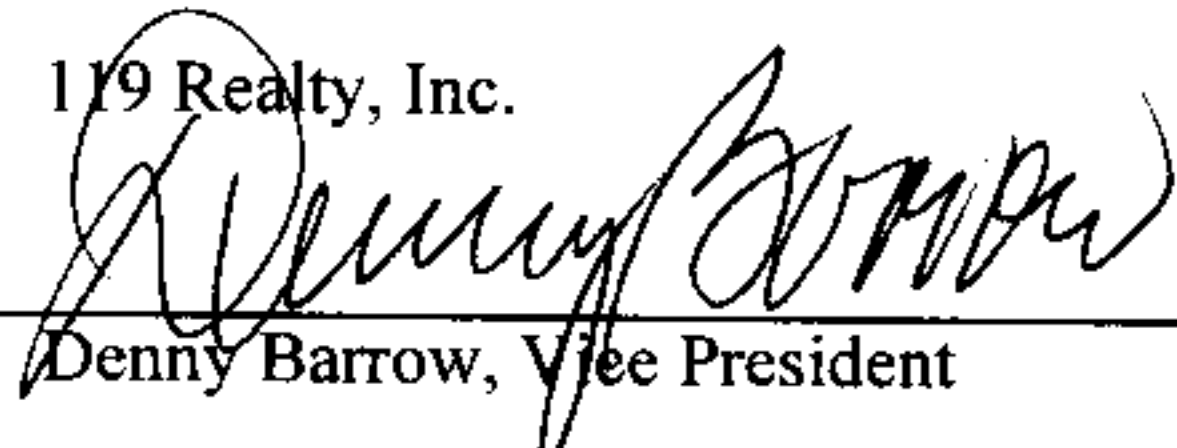
Subject to current taxes, easements and restrictions of record.

Inst # 2000-25832
08/01/2000-25832
02:00 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 13.00

\$245,000.00 of the Purchase Price was paid from the proceeds of a mortgage recorded 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 said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Vice President, Denny Barrow who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of July, 2000.

119 Realty, Inc.
By: 
Denny Barrow, Vice President

STATE OF ALABAMA

}

COUNTY OF JEFFERSON

I, Claude M. Moncus, a Notary Public in and for the said County in said State, hereby certify that Denny Barrow whose name as Vice President of 119 Realty, Inc. a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of July, 2000.

My commission expires: 12/28/2003

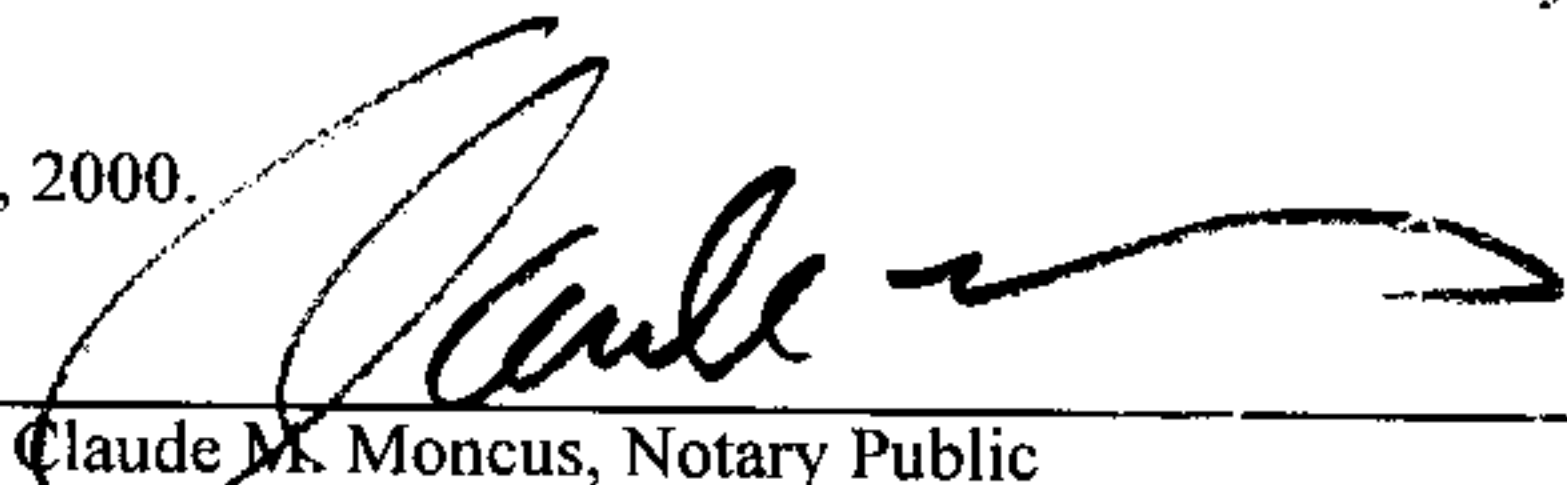

Claude M. Moncus, Notary Public

EXHIBIT "A"

Units 6 and 7 in the Valley Station Condominium, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium and By-Laws thereto as recorded in Real Volume 30, Page 194, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided interest in the common elements of Valley Station Condominium as set out in the said Declaration of Condominium, said Units being more particularly described in the floor plans and architectural drawings of Valley Station Condominium as recorded in Map Book 9, Pages 79-80, in the Probate Office of Shelby County, Alabama.

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