

This Instrument Was Prepared By:
Christopher R. Smitherman, Attorney At Law
Post Office Box 261
Montevallo, Alabama 35115
(205) 665-4357

Send Tax Notice:
Carol A. Bryan
Keith G. Bryan
1476 King Street
Montevallo, AL 35115

STATE OF ALABAMA)
)
SHELBY COUNTY) **WARRANTY DEED: JOINT TENANCY
) WITH RIGHT OF SURVIVORSHIP**

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of **Ninety-Three Thousand and 00/100 Dollars (\$93,000.00)** and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, that, **Darvin D. Fred and Janet A. Fred, husband and wife**, hereinafter called "Grantors", do hereby GRANT, BARGAIN, SELL AND CONVEY unto **Carol A. Bryan and husband, Keith G. Bryan**, hereinafter called "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:

Lots 20, 21, 22, 23, 24, 25 and 26 according to map of Wooley Heights, as recorded in Deed Book 77, Page 443, in the Probate Office of Shelby County, Alabama.

ALSO, a lot described as follows: Begin at the Southeast corner of said lot 21; thence in a northeasterly direction along the Southeast boundary of said Lots 20 thru 26 for 150.00 feet to the Northeast corner of said Lot 26; thence in a Southeasterly direction in a straight line (which would be a continuation of the North line of said Lot 26 for 50.00 feet); thence in a Southwesterly direction along a line parallel to said Southeast boundary of Lots 20 thru 26 for 125.00 feet; thence in a westerly direction for 55.90 feet to the point of beginning.

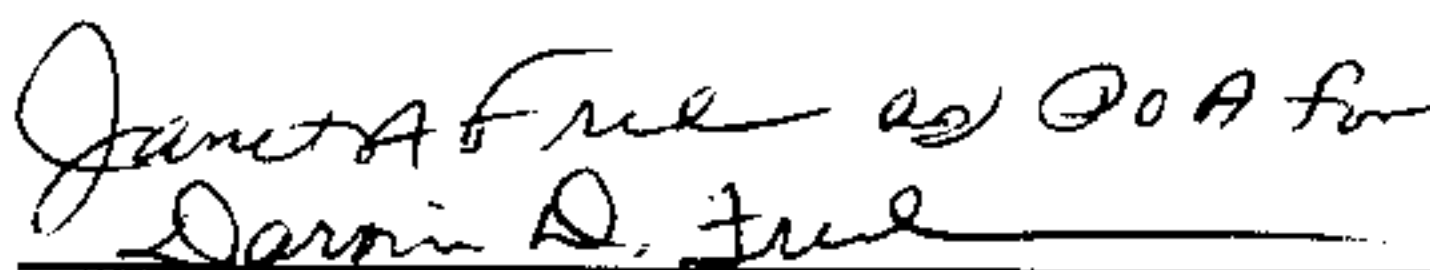
Note: This property does not constitute homestead property for the Grantors.

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

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

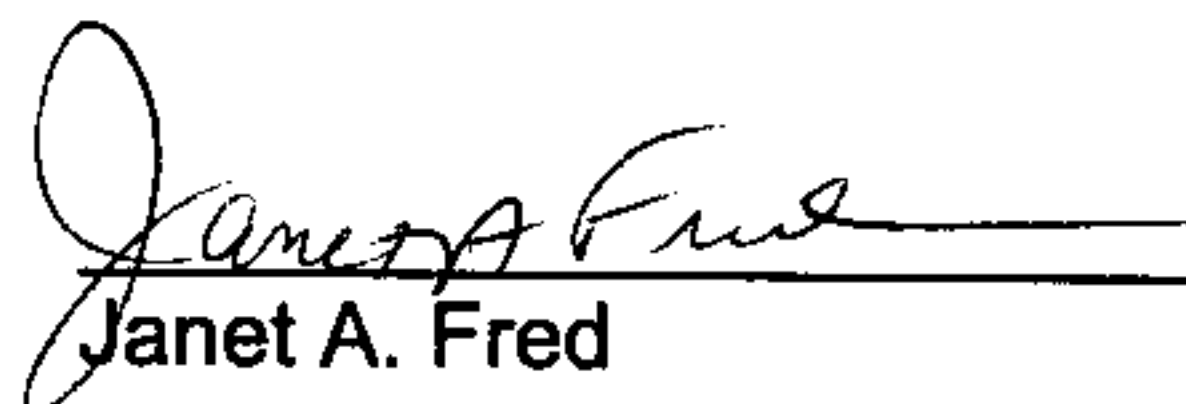
IN WITNESS WHEREOF, the Grantor has executed this Deed and set the seal of the Grantor thereto on this date the 1st day of February, 2002

GRANTORS



Darvin D. Fred (L.S.)

By: Janet A. Fred as Power of Attorney
for Darvin D. Fred, See Attached Power of
Attorney marked as Exhibit "1"



Janet A. Fred (L.S.)

02/05/2002-06170
01:17 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004 CH 21.50

Inst # 2002-06170

EXHIBIT "1"

STATE OF ALABAMA

LIMITED POWER OF ATTORNEY

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That I, **Darvin D. Fred**, of the State of Alabama and County of Shelby, has this day constituted and appointed, and does by these presents constitute and appoint **Janet A. Fred** as and for my true lawful attorney, for me and in my name, to execute in my name any and all documents presented at closing which are necessary to facilitate the real estate closing with Keith Bryan and Carol Bryan, Purchasers, concerning the property described in the attached Exhibit "A"; which is situated in Shelby County, Alabama, giving and granting unto my said attorney full power and authority to do all acts necessary and proper to be done in and about the premises.

Witness my hand and seal, this the 30 day of January, 2002.


Darvin D. Fred

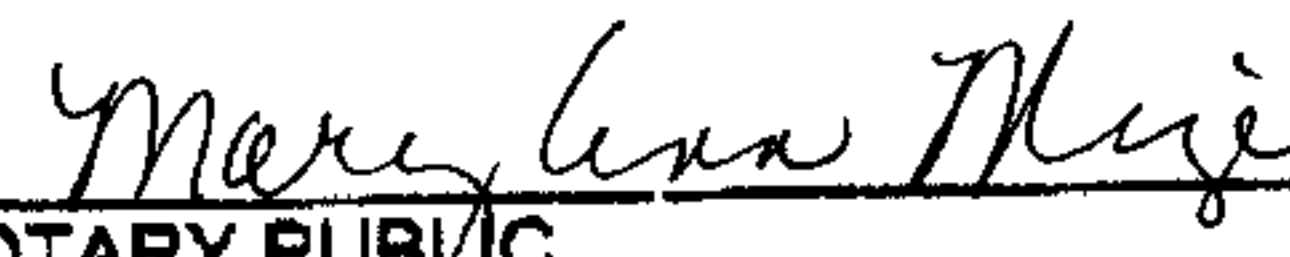
STATE OF ALABAMA

ACKNOWLEDGMENT

COUNTY OF Chambers

I, Mary Ann Mizzi, a Notary Public in and for said County and State, hereby certify that Darvin D. Fred, whose name is signed to the foregoing LIMITED POWER OF ATTORNEY, and who is known to me, acknowledged before me on this day, that being informed of the contents thereof, he voluntarily executed the same on the day of its date.

Given under my hand and official seal of office on this the 30 day of January, 2002.


NOTARY PUBLIC
My Commission Expires: _____
MY COMMISSION EXPIRES 10-17-2004

PREPARED BY:
Christopher R. Smitherman
Attorney at Law
P.O. Box 261
831 Island Street
Montevallo, Alabama 35115
(205) 665-4367

EXHIBIT "A"

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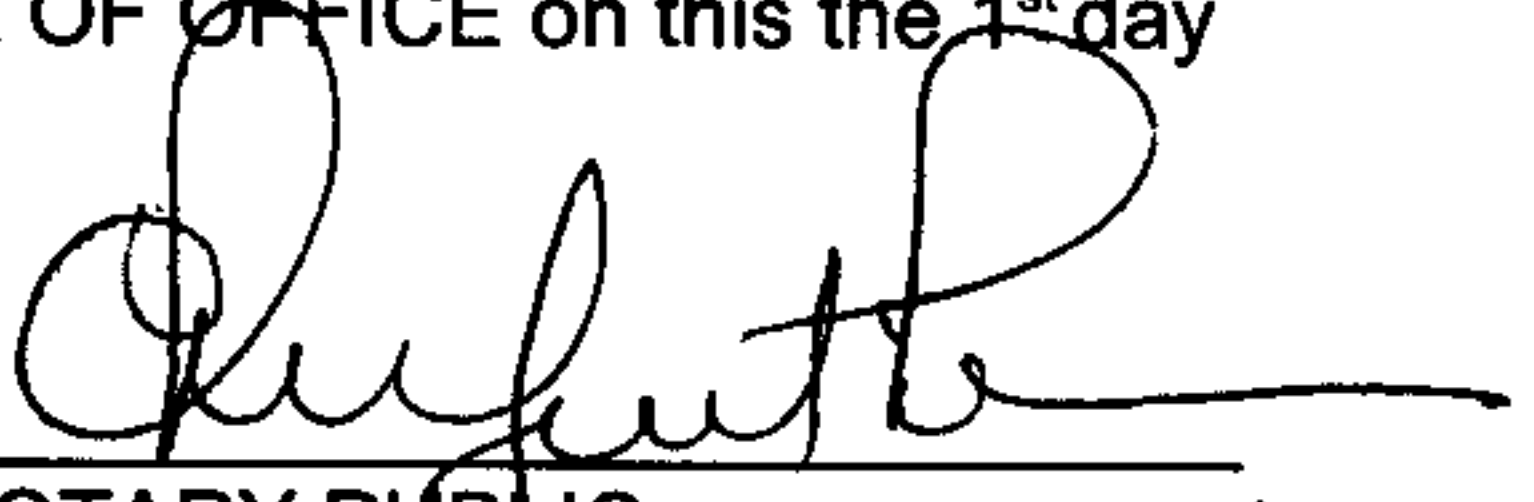
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STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that the above posted name, Janet A. Fred, which is signed to the foregoing Deed, who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, that said person executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of February, 2002.

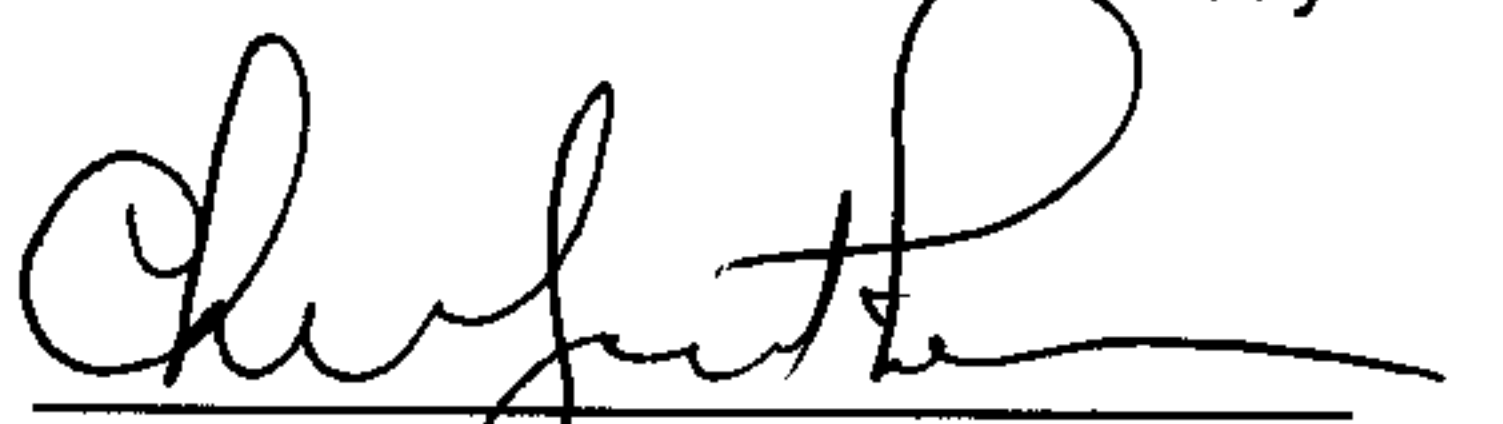

NOTARY PUBLIC
My Commission Expires: 5/13/04

STATE OF ALABAMA)
SHELBY COUNTY)

ACKNOWLEDGMENT

I, Chris Smitherman, a Notary Public for the State at Large, hereby certify that Janet A. Fred as Power of Attorney for Darvin D. Fred is signed to the foregoing Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of the Deed, she, in her capacity as such Power of Attorney executed the same voluntarily on the day the same bears date.

GIVEN UNDER MY HAND AND OFFICIAL SEAL OF OFFICE on this the 1st day of February, 2002.


NOTARY PUBLIC
My Commission Expires: 5/13/04

Inst # 2002-06170

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