

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

Send Tax Notice To: Damian D. Sutton and Debra M. Sutton
1211 Eagle Park Road
Birmingham, Alabama 35242

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

STATE OF ALABAMA

} KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Two Hundred Fifty Five Thousand dollars and no/100 (\$255,000.00) to the undersigned grantor, Don Martin Construction Company, 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 Damian D. Sutton and wife, Debra M. Sutton (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 76, according to the Survey of Eagle Point, 12th Sector, Phase II, as recorded in Map Book 23, Page 82, in the Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$204,000.00 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 President, Don Martin who is authorized to execute this conveyance, has hereto set its signature and seal, this the 22nd day of February, 2002.

Don Martin Construction Company, Inc.

Don Martin, President

STATE OF ALABAMA

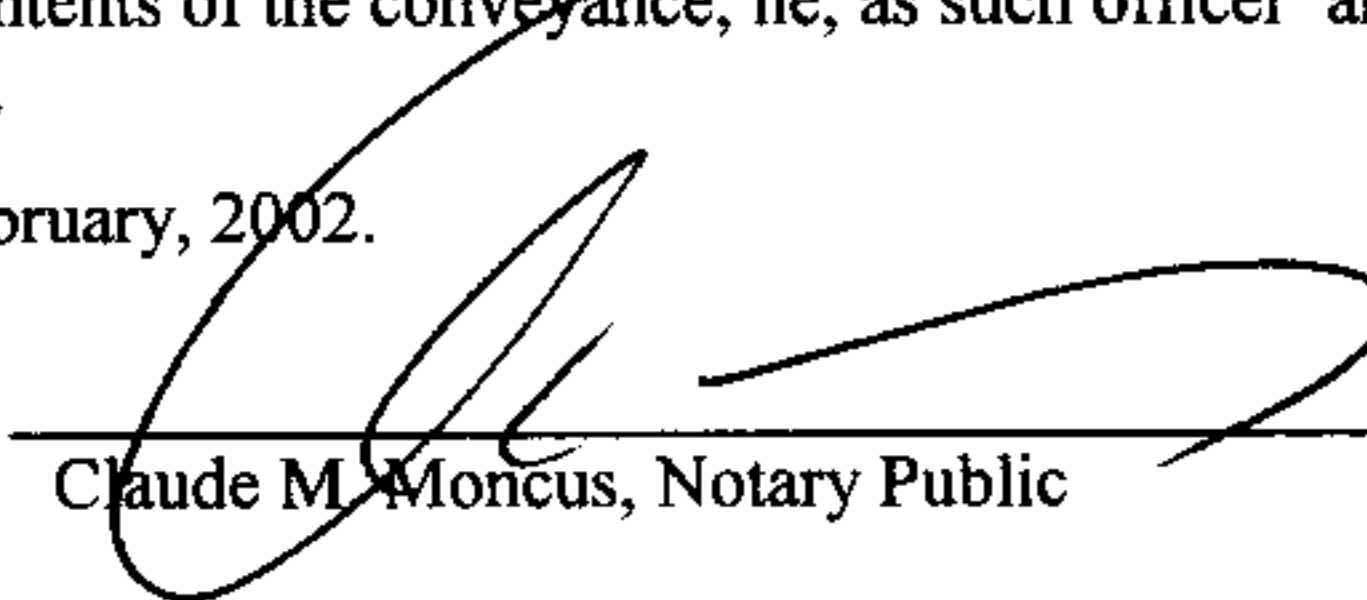
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COUNTY OF JEFFERSON

I, Claude M. Moncus, a Notary Public in and for the said County in said State, hereby certify that Don Martin whose name as President of Don Martin Construction Company, 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 22nd day of February, 2002.

My commission expires: 12/28/2003


Claude M. Moncus, Notary Public

Inst # 2002-09900

02/28/2002-09900
02:51 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 CH 65.00