

This instrument was prepared by
(Name) GENE W. GRAY, JR.
(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: ROBERT B. JAMES
name
105 MANGROVE DRIVE
address
ALABASTER, ALABAMA 35007

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

STATE OF ALABAMA }
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,


20021008000491200 Pg 1/1 93.00
Shelby Cnty Judge of Probate, AL
10/08/2002 10:16:00 FILED/CERTIFIED

That in consideration of EIGHTY TWO THOUSAND AND NO/100-----
-----DOLLARS (\$82,000.00)
to the undersigned grantor, MAGNUM PROPERTIES, L.L.C.

(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 B. JAMES AND WIFE, FRANKIE F. JAMES a corporation,

(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:

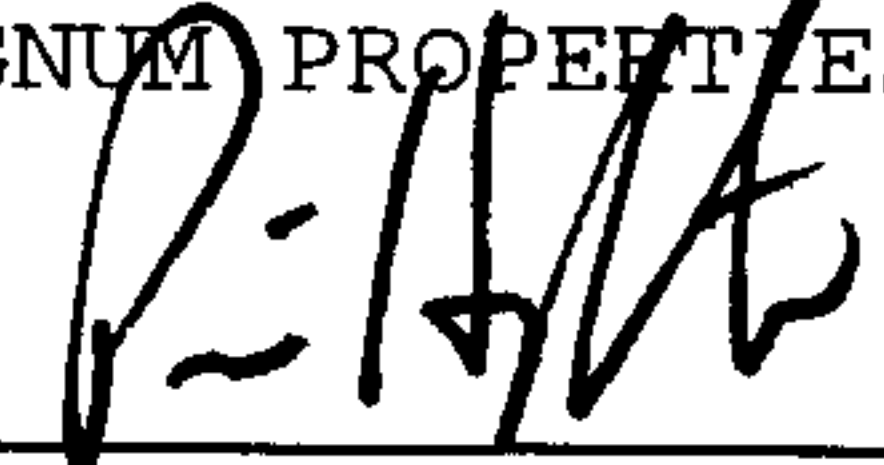
LOT 2, IN BLOCK 6, ACCORDING TO THE SURVEY OF BERMUDA HILLS, SECOND SECTOR, THIRD ADDITION AS RECORDED IN MAP BOOK 9, PAGE 46, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:
ADVALOREM TAXES DUE OCTOBER 1, 2002.
EASEMENTS TO SOUTHERN NATURAL GAS CORP., AS RECORDED IN VOLUME 90, PAGE 445 AND VOLUME 90, PAGE 333.
EASEMENTS TO PLANTATION PIPE LINE CO., AS RECORDED IN VOLUME 212, PAGE 635, VOLUME 112, PAGE 364 AND VOLUME 112, PAGE 280.
EASEMENTS TO ALABASTER WATER & GAS BOARD AS RECORDED IN VOLUME 278, PAGE 391 AND VOLUME 278, PAGE 387.
RIGHT OF WAY GRANTED TO SHELBY COUNTY, ALABAMA, AS RECORDED IN VOLUME 280, PAGE 340.
RIGHT OF WAY GRANTED TO ALABAMA POWER COMPANY, BY INSTRUMENT(S) RECORDED IN VOLUME 310, PAGE 213 AND VOLUME 310, PAGE 215.
BUILDING LINE AS SHOWN ON RECORDED MAP.
RIGHT OF WAY IN FAVOR OF ALABAMA POWER COMPANY AND SOUTH CENTRAL BELL TELEPHONE COMPANY BY INSTRUMENT(S) RECORDED IN BOOK 15, PAGE 911.

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 MANAGING MEMBER, PRICE HIGHTOWER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of October , 2002
MAGNUM PROPERTIES, L.L.C.

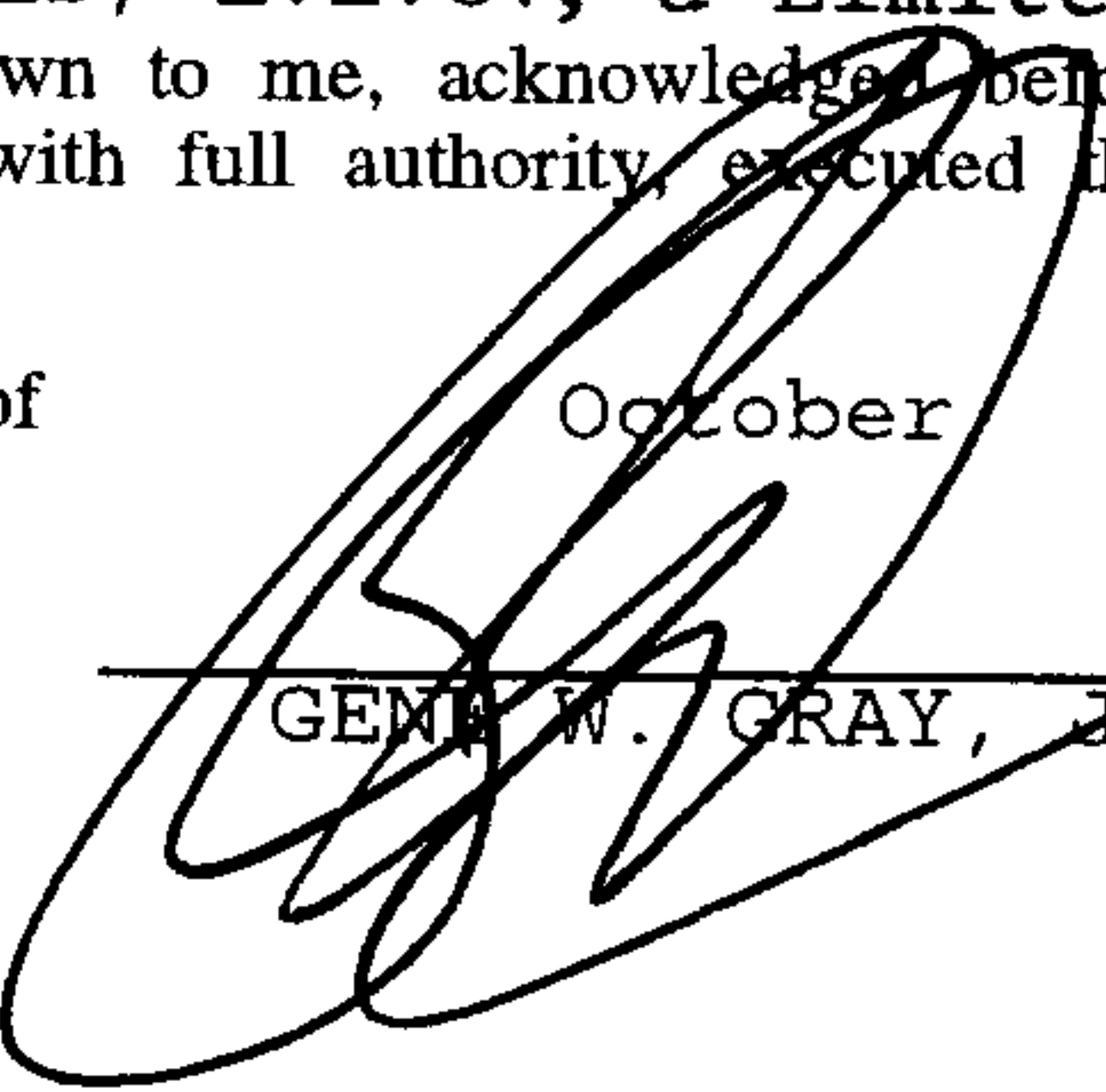
ATTEST:

By 
PRICE HIGHTOWER, MANAGING MEMBER

STATE OF ALABAMA }
COUNTY OF Jefferson }

I, GENE W. GRAY, JR. a Notary Public in and for said County in said State, hereby certify that PRICE HIGHTOWER whose name as MANAGING MEMBER of MAGNUM PROPERTIES, L.L.C., a Limited Liability Company 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 Limited Liability Company.

Given under my hand and official seal, this the 2nd day of October , 2002


GENE W. GRAY, JR. Notary Public