

This instrument was prepared by

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20040607000303030 Pg 1/2 27.50
Shelby Cnty Judge of Probate, AL
06/07/2004 09:55:00 FILED/CERTIFIED

(Name) William H. Halbrooks

1 Independence Plaza, Suite 704

(Address) Birmingham, AL 35209

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Seventy Thousand, Nine Hundred and no/100-----
(\$270,000.00) Dollars

to the undersigned grantor, Portrait Properties, Inc. (50% interest) and
Multi-Vest, Inc. (50% interest)

(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

Frank Sampson and Martha Sampson

(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 245-A, according to the Map of Bent River Commons, 3rd Sector,
1st Addition, as recorded in Map Book 30, Page 31, in the Probate Office
of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to current taxes, easements and restrictions of record.

\$ 228,288.- of the purchase price recited above was
paid from a mortgage loan closed simultaneously herewith.

\$ 28,500.- of the purchase price recited above was
paid from a mortgage loan closed 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
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14th day of May 2004

ATTEST:

Portrait Properties, Inc.
Sherri Smith, President

MULTI-VEST, INC.
Charles G. Kessler, Jr. President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned a Notary Public in and for said County in said
State, hereby certify that Sherri Smith
whose name as President of Portrait Properties, 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 14th day of May

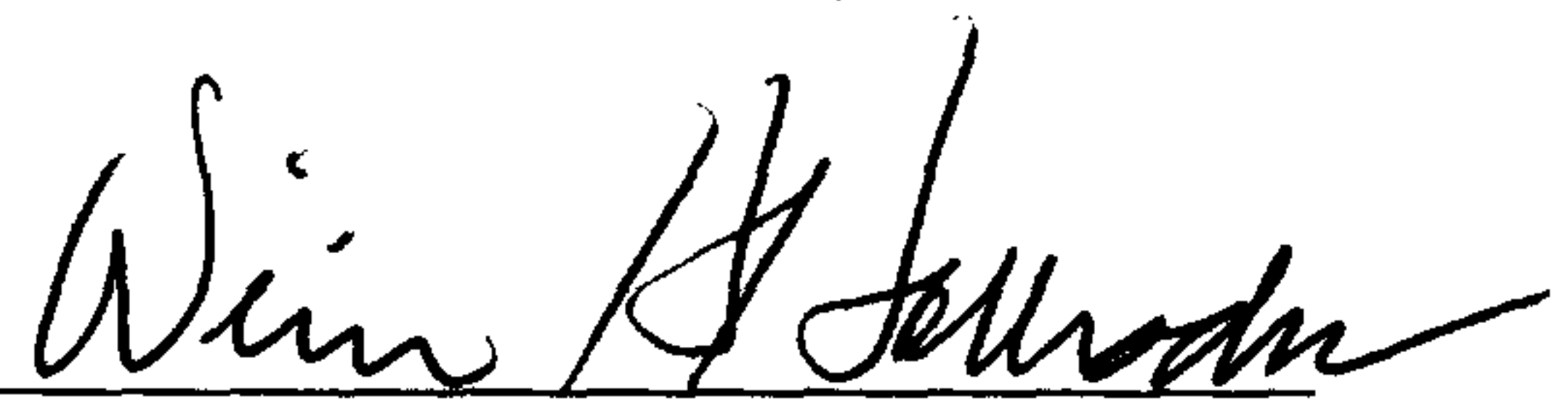
William H. Halbrooks Notary Public

Continued...

State of Alabama
County of Jefferson

I, the undersigned, _____, a Notary Public in
and for said County in said State, hereby certify that Charles G. Kessler, Jr.
whose name as President of Multi-Vest, 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 14th day
of May, 2004.



Notary Public
William H. Halbrooks

