

This instrument was prepared by

Send Tax Notice To: Brock E. Fredette

(Name) DAVID F. OVSON Attorney at Law

name

403 Chadwick Circle

address

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35209  
Birmingham, Alabama 35080

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

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND ONE HUNDRED THIRTY NINE AND 50/100-----DOLLARS (\$124,139.50)

to the undersigned grantor, Builder's Group, Inc.

a corporation,

(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Brock E. Fredette and wife, Kelly N. Fredette

(herein referred to as GRANTEEES) 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 37, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

**SUBJECT TO:**

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$117,900.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-05511

02/21/1996-05511  
09:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 15.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of February 1996  
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis, President

STATE OF Alabama  
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, David F. Ovson  
State, hereby certify that Thomas A. Davis  
whose name as President of Builder's Group, 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 15th day of February 1996

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.  
MY COMMISSION EXPIRES Aug. 27, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson

Notary Public