

This instrument was prepared by

Send Tax Notice To: Ruben Donald Bland(Name) LANGE, SIMPSON ET ALname
120 Stonehaven Drive
address(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35223 Alabama 35124
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 SIX THOUSAND FIVE HUNDRED TEN AND NO/100-----
-----DOLLARS (\$106,510.00)

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

(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 Ruben Donald Bland and wife, Gladys Guy Bland

(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 11, The Cottages at Stonehaven, as recorded in Map Book 21, page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Building setback line and public easement(s) as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1996/18613.
5. Easement(s) to City of Pelham as shown by instrument recorded in Instrument No. 1994/7090.
6. Restrictions, limitations and conditions as set ou in Map Book 21, page 26.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Instrument No. 1996/31153.
8. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Instrument No. 1996/31153.

\$85,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith. Inst # 1997-05731

02/24/1997-05731
10:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 30.50

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, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of February 1997
Builder's Group, Inc.

ATTEST:

Thomas A. Davis
By Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

I, William M. Phillips, Jr.
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 18th day of February 1997

William M. Phillips, Jr.
William M. Phillips, Jr. Notary Public
My Commission Expires 11/30/97

Inst # 1997-05731