

This instrument was prepared by  
(Name) DAVID F. OVSON Attorney at Law  
(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35226  
3200 8am, Alabama 35124  
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

Send Tax Notice To Derryl Kinnell  
name  
INITIALS 104 1077 Stone Road  
address

STATE OF ALABAMA }  
COUNTY OF Jefferson } KNOW ALL MEN BY THESE PRESENTS,  
That in consideration of ONE HUNDRED TWENTY THOUSAND THREE HUNDRED TWENTY FIVE AND NO/100-  
-----DOLLARS (\$120,325.00)  
to the undersigned grantor, Builder's Group, Inc.  
(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 Derryl Kinnell and wife, Latresia Kinnell

(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 32, according to the Survey of Stonehaven, as recorded in Map Book 21, page 25, in the Probate Office of Shelby County, Alabama.

- SUBJECT TO:
1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
  2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$119,856.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-20508

07/01/1997-20508  
10:56 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 9.00

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 hereunto set its signature and seal, this the 23rd day of June 1997  
Builder's Group, Inc.

ATTEST:  
\_\_\_\_\_  
By Thomas A. Davis, President

STATE OF Alabama }  
COUNTY OF Jefferson }

I, \_\_\_\_\_ a Notary Public in and for said County in said 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 23rd day of June 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 27, 2000.  
BONDED THRU NOTARY PUBLIC UNDERSWITERS.  
\_\_\_\_\_  
Notary Public

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