

This instrument was prepared by

Send Tax Notice To: Jason Harold Dill

(Name) LANGE, SIMPSON ET AL

name

185 Stonecliff Circle

address

(Address) 728 Shades Creek Parkway #120, Birmingham, AL 35209 Palham, 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 THREE THOUSAND FIVE HUNDRED AND NO/100-----  
-----DOLLARS (\$103,500.00)

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

a corporation.

(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 Jason Harold Dill and wife, Natalie Helms Dill

(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 120, according to the Survey of Cottages at Stonehaven, Second Addition, Phase Two, as recorded in Map Book 24, page 74, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 98,325.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-22531

05/28/1999-22531  
 11:04 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 SNA 14.00

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 25th day of May

1999

Builder's Group, Inc.

ATTEST:

By Thomas A. Davis  
 Thomas A. Davis, President

STATE OF Alabama  
 COUNTY OF Jefferson

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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 25th day of May 1999

NOTARY PUBLIC STATE OF ALABAMA  
 MY COMMISSION EXPIRES 05/27/2000  
 DAVID F. OVSON

Notary Public