

This instrument was prepared by

(Name) GENE W. GRAY, JR.

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Send Tax Notice To: RICHARD P. STORM

name
2308 BIRKSHIRE LANE

address
BIRMINGHAM, ALABAMA 35244

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

THREE HUNDRED FIFTY TWO THOUSAND AND NO/100---

-----DOLLARS (\$352,000.00)

to the undersigned grantor, MEGA BUILDERS, 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 RICHARD P. STORM AND WIFE, MARTHA R. STORM

(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 3803, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 22 PAGE 140, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 2002.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14 BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, INST. NO. 1996-24956 AND NOTICE OF COMPLIANCE CERTIFICATE RECORDED IN MISC. BOOK 34 PAGE 549.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN DEED 355 PAGE 274.

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 DEED 127 PAGE 140.

RESTRICTIONS, LIMITATIONS AND CONDITIONS AS SET OUT IN MAP BOOK 22 PAGE 140.

EASEMENT(S) TO CITY OF HOOVER AS SHOWN BY INSTRUMENT RECORDED IN REAL 93 PAGE 577.

RELEASE(S) OF DAMAGES AS SET OUT INSTRUMENT(S) RECORDED IN INST. NO. 1996-24956.

\$281600.00 OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

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, ROBERT L. CLARK who is authorized to execute this conveyance, has hereto set its signature and seal, this the 28th day of August, 2002

MEGA BUILDERS, INC

ATTEST:

By ROBERT L. CLARK, PRESIDENT

STATE OF ALABAMA
COUNTY OF Jefferson

} I, GENE W. GRAY, JR.

State, hereby certify that

ROBERT L. CLARK

whose name as PRESIDENT of MEGA BUILDERS, 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 28th day of August 2002

GENE W. GRAY, JR. Notary Public