

**CORPORATION WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY**

**KNOW ALL MEN BY THESE PRESENTS**, that in consideration of the sum of FIVE HUNDRED NINETY FIVE THOUSAND DOLLARS & 00/100----- (\$595,000.00) and other valuable considerations to the undersigned Grantor(s) in hand paid by the Grantee(s) herein, the receipt of which is hereby acknowledged, I/we, THE CONSTRUCTION GROUP, A Corporation and B. HULSEY COMPANY, LLC., a Limited Liability Company, herein referred to as Grantor(s), does hereby GRANT, BARGAIN, SELL AND CONVEY unto DOUGLAS R. ROHM AND KELLIE M. ROHM referred to as Grantee(s), as joint tenants with right of survivorship, the following described real estate, situated in Shelby County, State of Alabama, to wit:

LOT 12, ACCORDING TO THE SURVEY OF AMENDED MAP OF WILMINGTON PLACE, AS RECORDED IN MAP BOOK 30, PAGE 23 A AND B, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$476,000.00 OF THE PURCHASE PRICE RECEIVED WAS PAID FROM A FIRST PURCHASE MONEY MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.  
\$59,500.00 of the purchase prices was paid from a second mortgage.

SUBJECT TO: Easements, restrictive covenants and right of ways as shown by the public records.

Ad valorem taxes for the year 2004, are a lien, are due and payable, but not yet delinquent, and any subsequent years.

TO HAVE AND TO HOLD, the aforegranted premises to the said GRANTEE(S) as joint tenants with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event one Grantee survives the other, the entire interest in fee simple shall be owned by the surviving Grantee, and if one does not survive the other, then the heirs and assigns FOREVER.

And GRANTOR(S) do covenant with the said GRANTEE(S), their successors and assigns, that they have lawfully seized in fee simple of the aforementioned premises; that they are free from all encumbrances, except as hereinabove provided; that they have a good right to sell and convey the same to the GRANTEE(S), their successors and assigns, and that GRANTOR(S) will WARRANT and DEFEND the premises to the said GRANTEE(S), their successors and assigns forever, the lawful claims and demands of all persons, except as hereinabove provided.

IN WITNESS WHEREOF, THE CONSTRUCTION GROUP, A Corporation, by Ryan Gerald Russell, It's President and B. HULSEY COMPANY, LLC by and through Robert A. Hulsey, its managing member, who is/are authorized to execute this conveyance, has hereto set their signatures and seal, this 8<sup>th</sup> day of March, 2004.

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WITNESS

THE CONSTRUCTION GROUP, a  
Corporation

BY: Ryan Gerald Russell  
RYAN GERALD RUSSELL,  
Its, President

B. HULSEY COMPANY, LLC

BY: Robert A. Hulsey  
ROBERT A. HULSEY, Managing  
Member

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said State and County, hereby certify that Ryan Gerald Russell, President of The Construction Group, a corporation and Robert A. Hulsey whose name as

managing member of B HULSEY COMPANY, LLC, a limited liability company, are signed to the foregoing conveyance and who is/are known to me acknowledged before me on this day, that, being informed of the contents of the conveyance, he/she/they as such officer(s) and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this 8<sup>th</sup> day of March, 2004.

  
NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
CHRISTOPHER P. MOSELEY  
Moseley & Associates, P.C.  
3800 COLONNADE PARKWAY, SUITE 630  
BIRMINGHAM, ALABAMA 35243

SEND TAX NOTICE TO:  
Douglas R. Rohm  
2039 Wilmington Place  
Birmingham, Alabama 35242

DAVID S. SNODDY  
MY COMMISSION EXPIRES 6/18/06