

THIS INSTRUMENT PREPARED BY:  
**JAMES R. MONCUS, JR.**  
Attorney at Law  
1318 Alford Avenue, Suite 102  
Birmingham, Alabama 35226

SEND TAX NOTICE TO:  
  
Louis R. Bonham  
212 Bradberry Lane  
Birmingham, AL 35242

**CORPORATION FORM WARRANTY DEED  
JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR**

STATE OF ALABAMA )

JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Two Hundred Forty-six Thousand Five Hundred Seventy-one and 98/100 (\$246,971.93) Dollars and other good and valuable consideration to the undersigned Grantor

**FOUR STAR HOMES, 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

**LOUIS R. BONHAM AND VIRGINIA A. BONHAM**

(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 4, according to the Survey of Cobblestone Square  
as recorded in Map Book 16, Page 153, in the Probate  
Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to all easements, restrictions and rights-of-way of record.

By Grantees acceptance of this deed, Grantees hereby covenant and agree for themselves and their successors, assigns, licensees, lessees, employees and agents that Grantor shall not be liable for, and no action shall be asserted against Grantor for loss or damage on account of injuries to the property or to any buildings, improvements or structures now or hereafter located upon the property or on account of injuries to any owner, occupant, or other person in or upon the property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitations, sinkholes, underground mines, and limestone formations) under or on the property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the property. For purpose of this paragraph the terms Grantor shall mean and refer to (i) the partners, agents, and employees of Grantor; (ii) the officers, directors, employees and agents of Grantor, and partners thereof; (iii) any successors or assigns of Grantor; and (iv) any successors and assigns of Grantors interest in the property. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all persons, firms, trusts, partnerships, and limited partnerships, corporations, or other entities holding under or through the Grantees.

  
SIGNATURE OF GRANTEE  
**LOUIS R. BONHAM**

  
SIGNATURE OF GRANTEE  
**VIRGINIA A. BONHAM**

11/04/1994-32943  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 258.00

Inst # 1994-32943

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 28th day of October, 1994.

By: James E. Bennett  
Its President

JEFFERSON COUNTY )

Given under my hand and official seal this 28th day of October, 1994.

Inst # 1994-32943  
11/04/1994-32943  
10:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
802 MCD 258.00