

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

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

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND & NO/100---- (\$80,000.00) DOLLARS to the undersigned grantor, Oser Properties, Inc. a corporation, (herein referred to as the 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 Steve Groover and wife, Cathie Groover (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 and right of reversion, the following described real estate, situated in Shelby County, Alabama:

Lot 1, according to the Survey of Bridgelake Addition to Riverchase, as recorded in Map Book 13 page 25, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.  
Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$30,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: *808 MOCKERNUT Rd.*  
*Birmingham, AL 35244*

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 it 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, Tom Oser, who is authorized to execute this conveyance, hereto set its signature and seal, this the 16th day of June, 1995.

Oser Properties, Inc.

By: *Tom Oser*

Tom Oser, President

Inst # 1995-15975

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

06/19/1995-15975  
01:25 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SMA 58.50

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Tom Oser whose name as the President of Oser Properties, 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 ~~16th~~ day of June, 1995

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

*[Signature]*  
Notary Public