

This instrument was prepared by

(Name) John L. Hartman, III
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CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Forty Thousand Nine Hundred Eighty-five and no/100 (\$40,985.00)---DOLLAR

to the undersigned grantor, Envirobuild, Inc. a corporation.
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

Newton B. Breland, III and Kathleen F. Breland

(herein referred to as GRANTEEES) 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:

Unit 6, in the Saddle Lake Farms Condominium, a Condominium, located in Shelby
County, Alabama, as established by Declaration of Condominium as recorded in
Instrument 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association,
Inc. as recorded in Instrument 1995-17530, in the Office of the Judge of Probate of
Shelby County, Alabama together with an undivided 1/174 interest in the common
elements of Saddle Lake Farms Condominium as set out in the said Declaration of
Condominium, said Unit being more particularly described in the floor plans and
Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20,
page 20 A & B, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) 30 foot building line as shown by recorded Map;
(3) The rights of upstream and downstream riparian owners with respect to Saddle Lake,
bordering subject property; (4) Restrictions as shown by recorded Map; (5) First Option
to purchase as set out in the Declaration of Condominium recorded in Instrument
1995-17533 in the Probate Office of Shelby County, Alabama; (6) Declaration of
Condominium as recorded in Instrument No. 1995-17533, Articles of Incorporation
and By-Laws of Saddle Lake Farms Association, Inc. attached thereto, in the Probate
Office of Shelby County, Alabama; (7) Restrictions, conditions, Limitation, Easements,
Mineral and Mining Rights and rights incident thereto and Release of Damages recorded
in Vol. 333, page 621, Vol. 333, page 623 and Vol. 333, page 626, in the Probate Office
of Shelby County, Alabama; (8) Mineral and mining rights and rights incident thereto
recorded in Vol. 7, page 401 and Vol. 12, page 188, in the Probate Office of Shelby
County, Alabama; (9) Right of Way to L & N Railroad, recorded in Vol. 18, page 306, in
the Probate Office of Shelby County, Alabama; (10) Right of way to South Central Bell,
recorded in Vol. 342, page 227, Real 188, page 854 and Real 25, page 793, in the Probate
Office of Shelby County, Alabama; (11) Right of Way granted to Alabama Power Company
by instrument recorded in Vol. 343, page 920, Real 28, page 762 and Real 28, page 765,
in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 con-
tingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said
GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encum-
brances.

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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Gerd Anderson
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 12th day of June 19 96.

ENVIROBUILD, INC.

ATTEST:

By

06/21/1996
09:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MC

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Gerd Anderson
whose name as President of ENVIROBUILD, 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 12th day of June 19 96.

John L. Hartman, III Notary Public