

This instrument prepared by:  
John N. Randolph, Attorney  
Strote & Permutt P.C.  
2222 Arlington Avenue  
Birmingham, Alabama 35205

Send Tax Notice to:  
Steve C. Baldwin  
Shelley J. Baldwin  
117 Grande View Circle  
Alabaster, AL 35007

## CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

State of Alabama

KNOW ALL MEN BY THESE PRESENTS,

Shelby County

That in consideration of One Hundred Thirty-Six Thousand Nine Hundred and 00/100 (\$136,900.00) Dollars to the undersigned grantor, R & R Construction Co., Inc. a corporation, in hand paid by Steve C. Baldwin and Shelley J. Baldwin, the receipt whereof is acknowledged, the said R & R Construction Co., Inc. does by these presents, grant, bargain, sell and convey unto Steve C. Baldwin and Shelley J. Baldwin, as joint tenants, with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Grande View Estates, Givianpour Addition to Alabaster, as recorded in Map Book 19, page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Ad valorem taxes for the current tax year which grantees herein assume and agree to pay.
2. Building set back line of 30 feet reserved from Grande View Circle, as shown by plat.
3. Public easements as shown by recorded plat, including a 35 foot along the Southwesterly side of Lot.
4. Restrictions, covenants, and conditions as set out in instrument(s) recorded in Instrument 1995 -5892; Instrument 1995 -28543; Instrument 1995 28544 and Instrument 1995 -0339, in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 138, page 170, in Probate Office.
6. 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 Book 13, page 385, and Deed Book 325, page 546, in Probate Office.
7. Release of damages, restrictions, modifications, covenants, conditions, rights, privileges, immunities, and limitations, as applicable, as set out in and as referenced in deed(s) recorded in Instrument 1995 -10769 and Instrument 1995 -7282, in Probate Office.
8. Articles of Incorporation as set out in Instrument 1995 -5890 and By -Laws relating thereto recorded in Instrument 1995 -5891 in Probate Office.

\$153000.00 of the purchase price recited above was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Steve C. Baldwin and Shelley J. Baldwin, 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 herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said R & R Construction Co., Inc. does for itself, its successors and assigns, covenant with said Steve C. Baldwin and Shelley J. Baldwin, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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 Steve C. Baldwin and Shelley J. Baldwin, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said R & R Construction Co., Inc. by Robert N. Rogers, President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of July, 1996.


July  
R & R Construction Co., Inc.

+   
by, Robert N. Rogers, President

### STATE OF ALABAMA JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Robert N. Rogers, President, of R & R Construction Co., Inc., a corporation, whose name as such officer 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 15th day of July, 1996.

  
Notary Public  
Affix Seal

Inst # 1996-24981

08/02/1996-24981  
09:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
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