

LS 4296J

This instrument was prepared by

Send Tax Notice To: Tim W. Armstrong

(Name) LANGE, SIMPSON ET AL

121 Stonehaven Drive

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35226

Alabama 35124
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$95,500.00)
to the undersigned grantor, Builder's Group, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Tim W. Armstrong and wife, Julie C. Armstrong a corporation,

(herein referred to as GRANTEE) 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 32, according to the Survey of The Cottages at Stonehaven, as recorded in Map Book 21, page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$95,450.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1997-14087

05/06/1997-14087
12:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

TO HAVE AND TO HOLD, To the said GRANTEE 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 GRANTEE, their heirs and assigns, that 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 GRANTEE, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of April 1997
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, David F. Ovson
State, hereby certify that Thomas A. Davis
whose name as President of Builder's Group, 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 30th day of April 1997

NOTARY PUBLIC STATE OF ALABAMA AT THE CITY OF
MY COMMISSION EXPIRES: Aug. 27, 2000.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

David F. Ovson

Notary Public

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