

This instrument was prepared by

Send Tax Notice To: Karen B. Dobnikar

(Name) LANGE, SIMPSON ET AL

name

123 West Stonehaven Circle

address

(Address) 728 Shaded Creek Parkway #120, Birmingham, Alabama 35208

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 ONE HUNDRED SIX THOUSAND EIGHT HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$106,850.00)

to the undersigned grantor, Builder's Group, 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 Karen B. Dobnikar and husband, Paul B. Dobnikar

(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:

Lot 56, according to the Survey of The Cottages at Stonehaven, First Addition, as recorded in Map Book 22, page 87, in the Probate Office of Shelby County, Alabama.

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. 20 foot building line as shown by recorded map.
3. 7.5 foot easement on rear as shown by recorded map.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument No. 1997/14487.
5. Easement(s) to City of Pelham as shown by instrument recorded in Instrument No. 1994/7090.
6. Restrictions as shown by recorded map.
7. Covenant for storm sewer runoff control, release of damages, covenants and conditions as recorded in Instrument #1997-33241.
8. Easement to Colonial Pipeline recorded in Volume 268, Page 817.

\$106,250.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-07704

03/05/1998-07704
01:05 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 contingent 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 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 GRANTEEES, 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 25th day of February 1998
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis
Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovson a Notary Public in and for said County in said 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 25th day of February 1998

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

David F. Ovson

Notary Public

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