

This instrument was prepared by

Send Tax Notice To: JEFFREY WHITE, SR.

(Name) GENE W. GRAY, JR.

name

205 CAHABA OAKS TRAIL

address

(Address) 2100 SOUTHERIDGE PARKWAY, #638, BIRMINGHAM, ALABAMA 35224 IRON SPRINGS, 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 THREE HUNDRED SIXTY EIGHT THOUSAND AND NO/100-----
-----DOLLARS (\$368,000.00)

to the undersigned grantor, VERSATILE BUILDERS, INC.

(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 JEFFREY WHITE, SR. AND WIFE, ERMA J. WHITE

(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 2 ACCORDING TO THE SURVEY OF CAHABA OAKS AS RECORDED IN MAP BOOK 18, PAGE 141 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

AD VALOREM TAXES DUE OCTOBER 1, 1998 AND THEREAFTER.

BUILDING LINE, EASEMENTS AND RESTRICTIONS ON RECORDED MAP.

RESTRICTIONS AND COVENANTS IN INST# 1994/26703.

EASEMENT TO ALABAMA POWER COMPANY IN VOLUME 175, PAGE 298; VOLUME 175, PAGE 296; VOLUME 101, PAGE 525 AND VOLUME 119, PAGE 318.

RIGHT OF WAY TO SHELBY COUNTY IN VOLUME 135, PAGE 11 AND VOLUME 135, PAGE 12.

UTILITY EASEMENT MONCUS PROPERTY IN REAL 147, PAGE 938.

MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO RECORDED IN INST# 1994-30794.

\$268000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1998-07800

03/06/1998-07800
09:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 PCB 100.50

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 SECRETARY-TREASURER, MARIE C. ROBERTSON who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of February 1998

VERSATILE BUILDERS, INC.

ATTEST:

By Marie C. Robertson
MARIE C. ROBERTSON, SECRETARY-TREASURER

STATE OF ALABAMA

COUNTY OF Jefferson

I, GENE W. GRAY, JR.

a Notary Public in and for said County in said

State, hereby certify that MARIE C. ROBERTSON whose name as SECRETARY-TREASURER VERSATILE BUILDERS, 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 10th day of February 1998

GENE W. GRAY, JR.

Notary Public