

LAND TITLE COMPANY OF ALABAMA

SEND TAX NOTICE TO:

Gene R. Wade and Doris B. Wade
128 West Stonehaven Circle
Pelham, Alabama 35124

This instrument was prepared by

David F. Ovson, Attorney at Law

(Name) Lange, Simpson, Robinson & Somerville, LLP

728 Shades Creek Parkway, Suite 120

(Address) Birmingham, Alabama 35209

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 Thousand Five Hundred and No/100 (\$100,500.00) Dollars

to the undersigned grantor, BUILDER'S GROUP, INC.

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

GENE R. WADE and DORIS B. WADE

(herein referred to as GRANTEES) 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 72, 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. Easements, rights of way, restrictions and covenants of record.

\$75,500.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEES 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 GRANTEES, their heirs and assigns, that it 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 same to the said GRANTEES, 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 12th day of March, 19 98.

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

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 the act of said corporation.

Given under my hand and official seal, this the 12th day of March 19 98



Notary Public

My Commission Expires: 8/27/2000

Inst # 1998-09553