

**CORPORATION WARRANTY DEED
JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**

**STATE OF ALABAMA
COUNTY OF SHELBY**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Nineteen Thousand, Nine Hundred and No/100 (\$119,900.00) Dollars to the undersigned Grantor in hand paid by the Grantees herein, the receipt whereof is acknowledged,

BUILDER'S GROUP, INC., a corporation

(herein referred to as Grantor) does grant, bargain, sell and convey unto

MICHAEL ERIC GARRARD and DEANA ANN GARRARD

(herein referred to as Grantees) for and during their joint lives as joint tenants 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 33, according to the Survey of Stonehaven, as recorded in Map Book 21, page 25, in the Probate Office of Shelby County, Alabama.

Subject to building line requirements, easements, rights-of-way, etc. as shown on the plat of the subdivision, and also subject to restrictive covenants pertaining to Stonehaven, recorded in the Probate Office of Shelby County, Alabama, instrument # 1996-00020509.

Subject, however, to any valid adverse title as to minerals, oil or mining rights, easements or rights of way, covenants running with the land; encroachments or other matters or defects shown by a survey of said property, and ad valorem taxes for the current year and subsequent years.

TO HAVE AND TO HOLD to the said Grantees for and during their joint lives as joint tenants 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 the said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, Thomas A. Davis, as President of **Builders Group, Inc., a corporation**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 5th day of June, 1998.

BUILDER'S GROUP, INC., a corporation

BY: 

THOMAS A. DAVIS

Insts: ~~Probate~~ 21421

LAW OFFICES OF
BURKE & BEUOY
725 NORTH BRINDLEE
MOUNTAIN PARKWAY
ARAD, AL 35016

06/10/1998-21421
09:18 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCD 26.00

Inst # 1998-21421

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, 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 instrument, and who is personally known to me or who produced N/A as identification, acknowledged before me on this day, that, being informed of the contents of the instrument, he, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation, on the day the same bears date.

Given under my hand and official seal this the 5th day of June, 1998.

Brenda Garrard
NOTARY PUBLIC
My Commission Expires: 9-24-99

Send tax bill to:

Michael Eric Garrard & Deana Ann Garrard
102 Stone Road
Pelham, AL 35124

Inst # 1998-21421

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