

LAND TITLE COMPANY OF ALABAMA

SEND TAX NOTICE TO:  
Samuel D. Bruno and  
Susan E. Bruno  
140 Crestmont Lane  
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 Twenty-Five Thousand Nine Hundred Ninety and No/100 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

SAMUEL D. BRUNO and SUSAN E. BRUNO

(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 21, according to a Resurvey of Crestmont, as recorded in Map Book 22, page 30, in  
the Probate Office of 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.

\$120,098.00 of the purchase price recited above 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  
1st day of July, 1998.

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis President

Secretary

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David F. Ovson  
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,

07/08/1998-25881  
03:14 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE

a Notary Public in and for said County in said State, hereby

Given under my hand and official seal, this the 1st day of July 1998

David F. Ovson  
Notary Public

Inst # 1998-25881