

This instrument was prepared by

Send Tax Notice To: Ryan Scott Simmons(Name) LANGE, SIMPSON ET AL

name

114 Stonehaven Trail

address

(Address) 728 Shades Creek Parkway #120, Birmingham, AL 35209 Pelham, 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 FOUR HUNDRED FIFTY AND NO/100-----  
-----DOLLARS (\$106,450.00)

to the undersigned grantor, Builder's Group, 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 Ryan Scott Simmons and wife, Monica Christine Simmons

(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 130, according to the Survey of The Cottages of Stonehaven, Second Addition, Phase Two, as recorded in Map Book 24, page 74, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 105,056.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-31471

07/28/1999-31471  
10:39 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CRN 10.00

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 23rd day of July 1999  
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis, PresidentSTATE OF Alabama  
COUNTY OF Jefferson

} a Notary Public in and for said County in said

I, Thomas A. Davis  
State, hereby certify that 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 23rd day of

July

1999

Notary Public

My Commission expires: 12/2/2001