

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

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

That in consideration of \$ 158,900.00 to the undersigned  
Grantor, Builders Team, Inc., 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 James A. Nix and Gladys M. Nix, Husband  
and Wife (herein referred to as Grantees)  
as joint tenants with right of survivorship, the following described real estate, situated in  
Shelby County, Alabama, to-wit:

Lot 1, according to the Survey of Weatherly Berkshire Manor - Sector 19,  
as recorded in Map Book 24, page 43, in the Probate Office of Shelby  
County, Alabama.

Property to become the Homestead of the Grantees.

Property Address: 101 Berkshire Manor Circle, Alabaster, AL 35007

Subject to taxes for the year 2000 and subsequent years, easements, restrictions, reservations,  
rights-of-way, limitations, covenants and conditions of record, if any, and mineral and mining  
rights, if any.

• \$ 0.00 of the purchase price is being paid by the proceeds of a first mortgage loan  
executed and recorded 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 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 GRANTEES, their heirs, executors and assigns forever, against the lawful  
claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 15 day of October, 19 99

By:

Grantor

Grantor

STATE OF ALABAMA           )  
COUNTY OF SHELBY        )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that  
Thomas Doyle, President of Builders Team, Inc.,  
whose name(s) is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged  
before me on this day that, being informed of the contents of the conveyance, he/she as such officer and  
with full authority executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15 day of October, 19 99

Notary Public

Commission Expires 12/23/00

**THIS INSTRUMENT PREPARED BY:**

Kevin K. Hays, PC  
200 Canyon Park Drive  
Pelham, AL 35124

**SEND TAX NOTICES TO:**

James A. Nix  
101 Berkshire Manor Circle  
Alabaster, AL 35007

10/18/1999-42968  
09:23 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
601 HHS 167.50

Inst # 1999-42968