

This instrument was prepared by

Send Tax Notice To: Joseph Leon Rosato(Name) Lange, Simpson, Robinson & Somerville107 Stone Hill Circle(Address) 728 Shades Creek Parkway, Suite 120Pelham, 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 Fifteen Thousand Three Hundred and No/100-----Dollars  
(\$115,300.00)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  
Joseph Leon Rosato and wife, Lara G. Rosato(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 to-wit:

Lot 162, according to the Survey of The Cottages of Stonehaven, Third Addition, as recorded in Map Book 26, page 15, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Easements, right-of-ways, restrictions, conditions and covenants of record.

\$ 65,300.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-51121  
12/20/1999-51121  
09:37 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJ1 58.50

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, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 10th day of December 1999

ATTEST:

By Thomas A. DavisSTATE 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 as the act of said corporation,

Given under my hand and official seal, this the 10th day of December 19 99

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES APRIL 27, 2001  
BONDED THREE NOTARY PUBLIC UNDER \$1,000

Notary Public