

THIS INSTRUMENT PREPARED BY:  
MARIE ROBERTSON  
Secretary/Treasurer  
Versatile Builders, Inc.

SEND TAX NOTICE TO:  
Gary L and Donna M. Ross  
224 Cahaba Oaks Trail  
Pelham, AL 35124

STATUTORY WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA )

SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Seventy Seven Thousand Three Hundred Eighty Dollars (\$77,380.00) to the undersigned Grantor

VERSATILE BUILDERS, INC.

An Alabama Corporation (herein referred to as Grantor), in hand paid by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

GARY L. ROSS AND DONNA M. ROSS

(herein referred to as Grantee whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 29, according to the Survey of Cahaba Oaks, as recorded in  
Map Book 18, Page 141, in the Probate Shelby County, Alabama.

The conveyance of this property is made subject to the following exceptions:

- (i) Mineral and mining rights not owned by the Grantor;
- (ii) Easements, Rights-of-Way, set back lines and building lines of record;
- (iii) Declaration of Protective Covenants for Cahaba Oaks Subdivision as Recorded in Instrument #1994-26703 in the Probate Office of Shelby County, Alabama.

By GRANTEE acceptance of this deed, GRANTEE as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common, that Grantor not be liable for, and no action shall be asserted against grantor for loss or damage on account of injuries to the property or to any buildings, improvements or structures now or hereafter located upon the property or on account of injuries to any owner, occupant, or other person in or upon the property, which are caused by, or arise as a result of, past or future soil and/or subsurface conditions, known or unknown, (including, without limitations, sinkholes, underground mines, and

Inst # 2000-07402  
03/08/2000-07402  
11:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 88.50

2000-07402

limestone formations) under or on the property or any other property now or hereafter owned by Grantor, whether contiguous or non-contiguous to the property. For purpose of this paragraph the terms Grantor shall mean and refer to (I) the officers, directors, agents, and employees of Grantor; (ii) any successors or assigns of Grantor; and (iii) any successors and assigns of Grantor's interest in the property. This covenant and agreement shall run with the land conveyed hereby as against Grantees, and all heirs and assigns forever.

And the grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Secretary/Treasurer, has signed and sealed this Deed on this the 1<sup>st</sup> day of March, 2000.

  
MARIE ROBERTSON  
ITS SECRETARY/TREASURER

STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned authority, a Notary Public in and for the said County, in said State, hereby certify that Marie Robertson, whose name as Secretary/Treasurer of Versatile Builders, Inc. an Alabama Corporation and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, she, as such Officer, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hands and official seal this 1<sup>st</sup> day of March, 2000.

MAY 25, 2003  
My Commission Expires

  
Notary Public

Inst # 2000-07402

03/08/2000-07402  
11:33 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 CJ1 88.50

Inst # 2000-07402