

ROBERT W. SNELSON, JR. and
ELIZABETH A. PHILLIPS

This instrument was prepared by

Send Tax Notice To:

David F. Ovson, Attorney at Law

(Name) ~~Lange, Simpson, Robinson & Somerville~~

(Address) 728 Shades Creek Parkway, Suite 120

Birmingham, Alabama 35244

name
205 Stone Circleaddress
Pelham, Alabama 35124

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Fourteen Thousand Nine Hundred Fifty and No/100
(\$114,950.00) Dollars

to the undersigned grantor, BUILDER'S GROUP, INC.

a corporation.

(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

ROBERT W. SNELSON, JR. and ELIZABETH A. PHILLIPS

(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 170, according to the Survey of the Cottages at 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, rights-of-way, restrictions, conditions and covenants of record.

\$ 108,900.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2000-11549

04/07/2000-11549
10:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
801 NRG 15.00

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 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 4th day of April, 2000 XMX

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis, PresidentSTATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, 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 4th day of April, 2000 18

NOTARY PUBLIC
MY COMMISSION EXPIRES 2008
BONDED 10,000

Notary Public