

This instrument was prepared by

Send Tax Notice To: Charles J. Marshall(Name) LANGE, SIMPSON ET AL

name

124 Stone Hill Circle

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 SEVEN THOUSAND ONE HUNDRED THIRTY FIVE AND NO 100/100 DOLLARS (\$107,135.00)

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 Charles J. Marshall and Ashlee Elliott, both unmarried

(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 145, 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;

\$ 96,750.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2000-12838

04/19/2000-12838  
10:21 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CJI 21.50

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 14th day of April

Builder's Group, Inc.

ATTEST

By Thomas A. Davis, PresidentSTATE OF Alabama  
COUNTY OF JeffersonI, David F. Ovson  
State, hereby certify thatThomas 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 14th day of

April

2000

David F. Ovson

Notary Public