

STATE OF ALABAMA)

SHELBY COUNTY)

SEND TAX NOTICE TO:

Samuel & Dianna Roy
6518 Shadowrock Circle
McCalla, Al 35111

CORPORATION WARRANTY DEED WITH RIGHT OF SURVIVORSHIP

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of Thirty Four Thousand Nine Hundred and 00/100 Dollars (\$34,900.00), to the undersigned Grantor, Envirobuild, Inc., an Alabama Corporation, (herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Samuel L. Roy and Dianna Roy, (herein referred to as GRANTEES), for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 36, in the Saddle Lake Farms Condominium, a condominium, located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Inst. No. 1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Inst. No. 1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama together with an undivided 1/76 interest in the common elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said Unit being more particularly described in the floor plans and Architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20-A and 20-B, in the Probate Office of Shelby County, Alabama.

\$24,430.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

This conveyance is subject to all easements, rights-of-way, covenants and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEES, their heirs and assigns in fee simple forever, for and during their joint lives and upon the death of either of them, then to the survivor in fee simple, and to the heirs of such survivor forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEES, their heirs and assigns, that it 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, who is authorized to execute this conveyance, hereto sets its signature and seal, this the 23rd day of JUNE, 2000.

Envirobuild, Inc.

By [Signature] (L.S.)
Its: President

06/26/2000-21148
08:08 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MMS 46.00

Inst # 2000-21148

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Gerd Anderson, whose name as President of Envirobuild, Inc., 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 this 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, on this the 23rd day of
JUNE, 2000.

Christoph M. Shaddix
Notary Public

Commission Expires: 06/12/02

THIS INSTRUMENT PREPARED BY:

Alan Stabler
Attorney at Law
1200 4th Ave N
Birmingham, AL 35203

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