

This instrument was prepared by

Send Tax Notice To:

Douglas Jay Roberson

(Name) Larry L. Halcomb
3512 Old Montgomery Highway
(Address) Birmingham, Alabama 35209

name: 6166 Eagle Point Circle
address Birmingham, AL 35242

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Eighty Nine Thousand and No/100 (289,000.00)

to the undersigned grantor, Ever-Ridge Builders, Inc.

(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

Douglas Jay Roberson and Renee G. Roberson

(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 County, Alabama to-wit:

Lot 811, according to the Survey of Eagle Point - 8th Sector, Phase One, as recorded in Map Book 24, Page 127 A and B, in the Probate Office of Shelby County, Alabama.

Subject to taxes for 2001.

Subject to items on attached Exhibit "A".

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\$ 260,100.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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 Vice President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 5th day of June, 2001.

ATTEST:

Ever-Ridge Builders, Inc.

By Paul V. Enge

Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The Undersigned,
State, hereby certify that

a Notary Public in and for said County in said

whose name as Vice President of Ever-Ridge Builders, 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 5th day of June 2001.

David W. Davis

Notary Public

My Commission Expires:

EXHIBIT "A"

A 30 foot building set back line, as shown on recorded map.

Restrictive Covenants, as set forth in Instrument 1998, Page 49271 and Deed Book 206, Page 448 in the Probate Office of Shelby County, Alabama.

Easements, as shown by recorded map, including an irregular easement within building setback lines of lot.

Transmission Line Permits to Alabama Power Company, as shown by instruments recorded in Deed Book 111, Page 408; Deed Book 149, Page 380 and Deed Book 109, Page 70.

Easements, as recorded in Instrument 1994, Page 20416.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto as recorded in Deed Book 331, Page 262 and Deed Book 81, Page 417.

Release of Damages, as set forth in Instrument 1996-26590.

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