

This instrument was prepared by  
(Name) LANGE, SIMPSON ET AL  
(Address) 417 20th Street North, Birmingham, Alabama 35203

Send Tax Notice To: Brad C. Litkenhous  
name  
411 Walker Way  
address  
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 FOURTEEN THOUSAND FOUR HUNDRED EIGHTY FIVE AND  
NO/100-----DOLLARS (\$114,485.00)  
to the undersigned grantor, Builder's Group, Inc.

a corporation,  
(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 Brad C. Litkenhous and wife, Susan B.  
Litkenhous

(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 137, according to the Survey of Builders Group Addition to The Glen at Stonehaven,  
Phase Two, as recorded in Map Book 27, page 146, in the Probate Office of Shelby County,  
Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2001, which are a lien, but not yet due  
and payable until October 1, 2001.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 108,760.00 of the purchase price recited herein was derived  
from the proceeds of a mortgage loan closed simultaneously herewith.

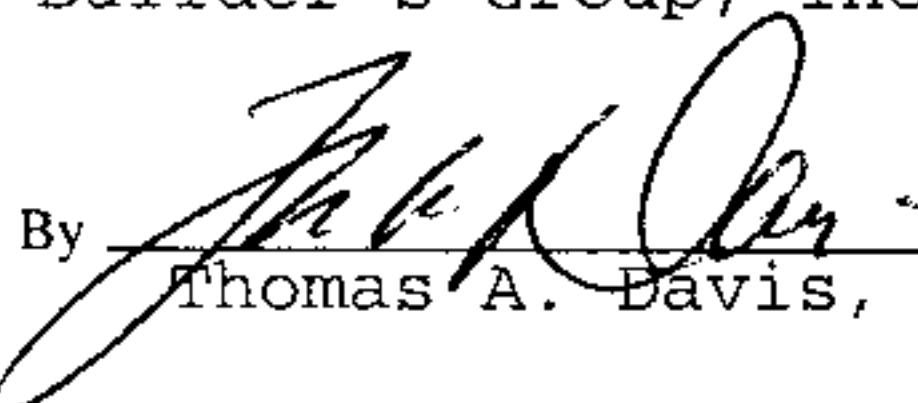
Inst # 2001-32821

08/06/2001-32821  
01:58 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 17.00

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 President, Thomas A. Davis  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July 2001  
Builder's Group, Inc.

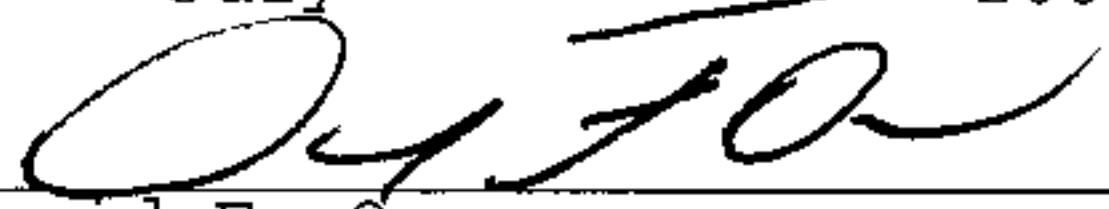
ATTEST:

By   
Thomas A. Davis, President

STATE OF Alabama  
COUNTY OF Jefferson

}  
I, David F. Ovson 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 30th day of July 2001

  
David F. Ovson Notary Public  
NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug 27, 2004  
BONDED THRU NOTARY PUBLIC UNDERWRITERS