

This instrument was prepared by

Send Tax Notice To: Brad C. Litkenhous

(Name) LANGE, SIMPSON ET AL

name
411 Walker Way

(Address) 417 20th Street North, Birmingham, Alabama 35203

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 Ten and No/100 Dollars (\$10.00)

to the undersigned grantor, Builder's Group, 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 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 137A, 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.

The entire purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 2001-32822

08/06/2001-32822

01:58 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CH 11.50

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
State Notary Public, 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 said corporation.

Given under my hand and official seal, this the 30th day of July 2001

DAVID F. OVSON
NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES JULY 27, 2004
BIRMINGHAM, ALABAMA 35203
Notary Public