

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

This instrument was prepared by:  
**B. CHRISTOPHER BATTLES**  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Joshua Leif Founds and Mitzi Founds  
638 Conroy Lane  
Birmingham, Alabama 35242

**STATE OF ALABAMA  
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Two hundred forty five thousand five hundred and no/100 (\$245,500.00)** to the undersigned grantor **Build America Homes, LLC, and Leif Founds and Mitzi Founds, husband and wife** in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Build America Homes, LLC, and Leif Founds and Mitzi Founds, husband and wife** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Joshua Leif Founds and Mitzi Founds** (herein referred to as grantee, as joint tenants of survivorship whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

**Lot 638, according to the Survey of Forest Parks, 6<sup>th</sup> Sector, 2<sup>nd</sup> Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted

Subject to existing easements, restrictions, set-back lines, right of way, limitations, if any of record.

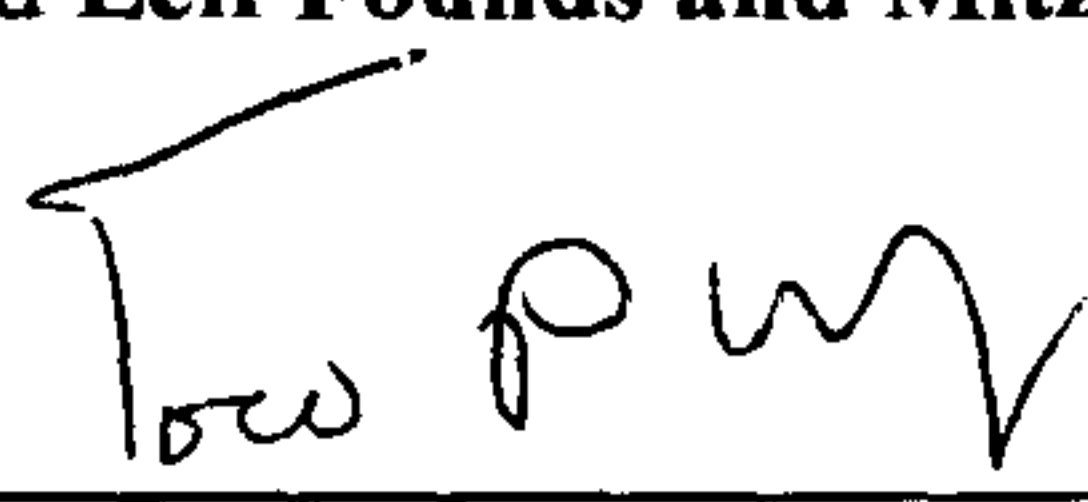
\$250,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, the said grantor **Build America Homes, LLC**, a corporation, by **Todd P. Murphy**, its Managing Member, who is authorized to execute this conveyance, and **Leif Founds and Mitzi Founds** has hereunto set and seal(s) this 13<sup>th</sup> day of September, 2002.

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Build America Homes**  
By: **Todd P. Murphy**  
Its: **Managing Member**

\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Leif Founds**

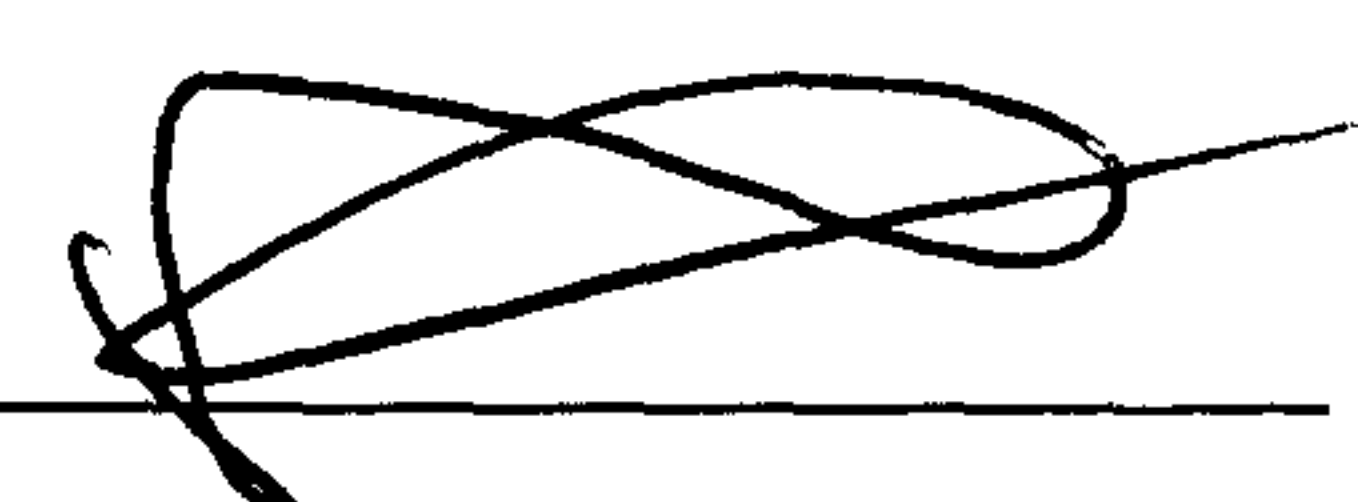
\_\_\_\_\_  
Witness

  
\_\_\_\_\_  
**Mitzi Founds**

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Todd P. Murphy**, whose name as Managing Member of **Build America Homes, LLC**, 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/she, as such officer and with full authority executed the same voluntarily for and as act of said corporation.


Given under my hand and official seal, this 13<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05

**STATE OF ALABAMA  
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Leif Founds and Mitzi Founds, husband and wife**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 13<sup>th</sup> day of September, 2002.

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05