


SEND TAX NOTICE TO: JASON E. AND ANGIE BEAUBIEN
127 SALISBURY LANE
BIRMINGHAM, ALABAMA

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED


20030818000543310 Pg 1/1 90.00
Shelby Cnty Judge of Probate, AL
08/18/2003 11:42:00 FILED/CERTIFIED

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of 392,518.24 to the undersigned grantor, **RMR DESIGNER HOMES, LLC**, 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 **JASON E. BEAUBIEN and ANGIE BEAUBIEN** (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 the County of ~~JEFFERSON~~ and State of Alabama, to-wit:

Lot 2132, according to the Map of Highland Lakes, 21st Sector, Phase I & II, an Eddleman Community, as recorded in Map Book 30, page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama

Together with nonexclusive easement to use the private roadways, common area and all more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, A Residential Subdivision, as recorded in Inst. # 1994-07111 and amended in Inst. # 1998-17643 and further amended in Inst. # 1999-31098 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, A Residential Subdivision, 21st Sector, Phase I & II, recorded as Inst. # 20020718000337240 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Mineral and mining rights excepted.
\$313,950.00 of the purchase price received above was paid from a first purchase money mortgage loan closed simultaneously herewith.
Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their 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 it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as hereinabove provided, 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 and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by **RICHARD J. SHERIFF, JR.**, MEMBER who is authorized to execute this conveyance, has hereto set its signature and seal, this the 11th day of August, 2003.

ATTEST:

RMR DESIGNER HOMES, LLC

BY: 
RICHARD J. SHERIFF, SR., MEMBER

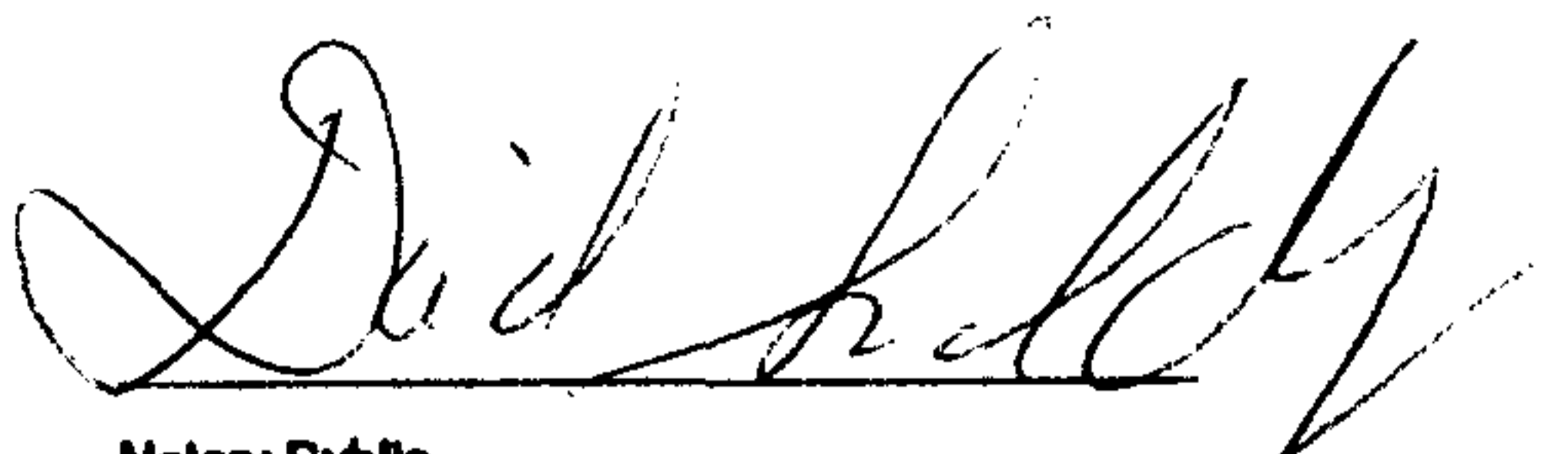
STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said State hereby certify that **RICHARD J. SHERIFF, SR.** whose

I, the undersigned, a Notary Public in and for said State hereby certify that **RICHARD J. SHERIFF, SR.** whose name as MEMBER of RMR DESIGNER HOMES, LLC, 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 the 11th day of August, 2003.

DAVID S. SNODDY
MY COMMISSION EXPIRES 6/18/06


Notary Public
My Commission Expires: _____

Prepared by:
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243