

This instrument was prepared by

Send Tax Notice To: Thomas A. Davis

(Name) DAVID F. OVSON, LLC

name 5 Woodhill Road
~~1969 Stonebrook Lane~~
address

(Address) 1130 South 22nd Street, Birmingham, Alabama 35205 Birmingham, AL 35242 35213

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

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,



20031007000675010 Pg 1/2 129.00
Shelby Cnty Judge of Probate, AL
10/07/2003 12:58:00 FILED/CERTIFIED

That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100-----

-----DOLLARS (\$115,000.00)

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 Thomas A. Davis and Susan M. Davis a corporation,

(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, AL to-wit:

See Exhibit "A" Attached Hereto and Incorporated Herein by Reference.

SUBJECT TO:

1. Ad valorem taxes for the year 2003, which are a lien, but not yet due and payable until October 1, 2003.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

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 27th day of August 2003
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 27th day of

August 2003

David F. Ovson Notary Public

EXHIBIT "A"

Lot 23-B, according to the Survey of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

LESS AND EXCEPT the following:

A part of Lot 23-B of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama, situated in the North $\frac{1}{2}$ of Section 31, Township 18 South, Range 1 West, Shelby County, Alabama, more particularly described as follows:

Commence at the Southwest corner of Lot 23-A of said The Cottages of Brook Highland, said corner being also the Southeast corner of said Lot 23-B; thence run Northeasterly along the common lot line of said Lots 23-A and 23-B for 61.80 feet to the Point of Beginning; thence continue Northeasterly along the last stated course for 5.0 feet; thence $90^{\circ}00'00''$ left and run Northwesterly for 1.50 feet; thence $90^{\circ}00'00''$ left and run Southwesterly for 5.00 feet; thence $90^{\circ}00'00''$ left and run Southeasterly for 1.50 feet to the Point of Beginning.

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