


This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 101, 1318 Alford Avenue
Birmingham, Alabama 35226

Send Tax Notice To:
GARY SCHAFER
401 SOUTHERN LN.
HELLEN A, AL
35080

STATUTORY JOINT TENANCY WARRANTY DEED

STATE OF ALABAMA)
SHELBY COUNTY)


20040219000086320 Pg 1/1 44.00
Shelby Cnty Judge of Probate, AL
02/19/2004 11:17:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of One hundred sixty-six thousand five hundred and No/100 Dollars (\$166,500.00), and other good and valuable considerations, to the undersigned Grantor (whether one or more), in hand paid by Grantees herein, the receipt whereof is acknowledged, Building Resources, LLC (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto Gary Schafer and Carole B. Schafer (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 1, according to the Final Plat of Sunset Meadows as recorded in Map Book 29, Page 106, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 2004 and thereafter; (2) Easements, restrictions, covenants and rights-of-way of record as the same currently exist or may be amended in the future; (3) Mineral and mining rights not owned by the Grantor.

Grantors represents and warrants that there are no assessments due any governmental or quasi-governmental agency with respect to this transaction.

The undersigned represents and warrants that he has full authority to bind the Grantor and to execute this conveyance.

*133601.00 OF THE CONSIDERATION WAS DELIVERED FROM A MORTGAGE AGUY LOAN

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.

IN WITNESS WHEREOF, the undersigned, has hereunto set their hand and seal, this the 6th day of February, 2004.

Building Resources, LLC

By: 

Its: Managing Member

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that STEPHEN M. STAMBA as Managing Member of Building Resources, LLC, whose names are signed to the foregoing instrument, and who are known to me, acknowledged before me on this day that, being informed of the contents of this instrument, they, in their capacity as such members, executed the same voluntarily, for and as the act of said limited liability company.

Given under my hand and official seal this 6th day of February, 2004.


Notary Public

My Commission Expires: 3-1-06