

This instrument was prepared by

(Name) Massey, Stotser & Nichols, P.C.

(Address) P.O. Box 94308
Birmingham, Alabama 35220-4308

Send Tax Notice To: Scott W. Myers

name
475 Meadow Croft Drive

address
Birmingham, Alabama 35242

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 ONE HUNDRED EIGHTY SIX THOUSAND SIX HUNDRED AND NO/100-----
-----DOLLARS (\$186,600.00)
to the undersigned grantor, Stirling Group, Inc. and Reid Jones, A Joint Venture
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 Scott W. Myers and wife, Elizabeth J. Myers

(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 23, according to the Survey of Meadow Brook Townhomes, Phase III, as recorded in Map Book 28, Page 135, in the Probate Office of Shelby County, Alabama.

Subject to: (1) Taxes for the year 2004 and subsequent years. (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any. (3) Mineral and mining rights, if any.

\$167,940.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

20040303000108490 Pg 1/1 30.00
Shelby Cnty Judge of Probate, AL
03/03/2004 09:11:00 FILED/CERTIFIED

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 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February, 2004

ATTEST:

Stirling Group, Inc. and Reid Jones, A Joint Venture
By Jeffrey V. Gilmer, President

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jeffrey V. Gilmer, whose name as President of Stirling Group, Inc. and Reid Jones, A Joint Venture, 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, same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 27th day of February, 2004.

My Commission Expires:

Jeffrey W Brumlow

My Commission Expires

November 13 2006

Jeffrey W. Brumlow

Notary Public

