20050331000148810 1/1 $96.00
Shelby Cnty Judge of Probate,AL
03/31/2005 03:30:23PM FILED/CERT

STATUTORY CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred , Eight Six Thousand, Three Hundred, Fifty and no/100's Dollars ($286,350.00) and other good and valuable consideration to the undersigned grantor, BUILDING RESOURCES, INC., a corporation (hereinafter referred to a GRANTOR) in hand paid by the GRANTEES the receipt whereof is hereby acknowledged the said GRANTOR does by these presents, grant, bargain, sell and convey unto BART A. ROTTIER and BRENDA M. ROTTIER (hereinafter referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Final Plat of Wild Timber, Phase 1, as recorded in Map Book 31, at Page 59, in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to easements, exceptions, reservations, encumbrances, liens, rights of way and restrictions of record or visible on said property

$201,350.00 of the consideration is paid by a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD, unto the said GRANTEES, 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 hereby created is severed or terminated during the joint lives of the GRANTEES herein) in the event that 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 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 of all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; 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 its officer who is authorized to execute this conveyance has hereunto set its signature and seal this the 23rd day of March, 2005.

ATTEST:

BUILDING RESOURCES, INC.

_____

It's Vice President

STATE OF ALABAMA
JEFFERSON COUNTY

Shelby County, AL 03/31/2005
State of Alabama

Deed Tax:$85.00

I, the undersigned, a Notary Public in and for said County, in said State hereby certify that Christopher Rouveyrol as Vice President of Building Resources, Inc., a corporation is signed to the foregoing conveyance and who is known to me, acknowledged before me, 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 seal this the 23rd day of March, 2005.

Notary Public

OFFICIAL SEAL
F. WAYNE KEITH
NOTARY PUBLIC - ALABAMA
STATE AT LARGE
My Comm. Expires 12-8-2005

This instrument was prepared by:
F. Wayne Keith, Attorney
400 Vestavia Parkway, Suite 250
Birmingham, Alabama 35216

SEND TAX NOTICE TO:
Bart A. Rottier
112 Timber Cove
Pelham, Alabama 35124