

This instrument was prepared by: Townes, Woods & Roberts, P.C. 717 Kerr Drive / Post Office Box 96 Gardendale, Alabama 35071 (205) 631-4019

Send Tax Notice to:

Perry Greer

2423 Birk SHIRE DA

Biraming Am Az 35244

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

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Five Hundred Twenty Thousand Five Hundred Fifty Eight and 40/100--- (\$520,558.40) Dollars to the undersigned grantor, Mega Builders, Inc. 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

Perry Greer and wife, Sue Greer

(herein referred to as GRANTEES), as joint tenants, with right of survivorship, the following described real estate, situated in **Shelby County**, Alabama, to-wit:

Lot 3814A, according to a Resurvey of Lots 3810 through 3815 of Birkshire, 38th Addition to Riverchase, as recorded in Map Book 24, Page 136 in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns forever; it being the attention 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 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 from all encumbrances, that it is 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 against to the said GRANTEES, their heirs, executors, and assigns forever, against the lawful claims of all persons.

OR by its President, who is authorized to execute this
Mega Builders, Inc.
$\mathbf{B}\mathbf{x}$
Robert Clark President

STATE OF ALABAMA)
JEFFERSON COUNTY)

Shelby County, AL 05/09/2005 State of Alabama

Deed Tax: \$521.00

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert Clark**, whose name as President of **Mega Builders**, **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)(she), 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 4th day of May 2005.

Notary Public

My Commission Expires: