

This instrument prepared by: Riley & Riley, LLC Attorney at Law 1950 Stonegate Drive, Suite 150 Vestavia Hills, AL 35242 of Alabama, Inc.

SEND TAX NOTICE TO:
Toni E. Browning
Melvin E. Browning
317 Stonegate Drive
Birmingham, AL 35242

FILE #B22141

## CORPORATE STATUTORY WARRANTY DEED JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA	
COUNTY OF SHELBY	

## KNOW ALL MEN BY THESE PRESENTS

That in consideration of NINE HUNDRED FIFTEEN THOUSAND AND 00/100 DOLLARS (\$915,000.00) to the undersigned Grantor, **D R 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 the said Toni E. Browning and Melvin E. Browning, wife and husband, (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 45, according to the map or survey of Stonegate Realty, Phase Two, as recorded in Map Book 31, Page 28 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

- 1. Advalorem taxes for the current tax year, 2005.
- 2. Easements, restrictions and reservations of record.

\$715,000.00 of the purchase price recited above was paid from mortgage loan executed simultaneously herewith.

TO HAVE AND TO HOLD, to 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 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.

IN WITNESS WHEREOF, the said **D R Builders, Inc.** by, Angie Ruch, it's Assistant Secretary, and who is authorized to execute this conveyance, has hereto set it's signature and seal this the 24th day of August, 2005.

DR Builders, Inc.

Angie Ruch

ITS: Assistant Secretary

STATE OF ALABAMA

Shelby County, AL 08/30/2005 State of Alabama

Deed Tax:\$200.00

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said State and in said County, hereby certify that **Angie Ruch**, whose name is signed as **Assistant Secretary of D R 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, she as such officer's and with full authority, executed the same voluntarily for and as the act of said corporation.

GIVEN under my hand and official seal on this the 24th day of August, 2005.

MY COMMISSION

**EXPIRES** 

07-13-2005

(NOTARIAL SEAL)

NOTARY PUBLIC

My Commission Expires:

My Commission Expires: ]-13-2009

1/2/2