20051115000597320 1/1 $41.00
Shelby Cnty Judge of Probate, AL
11/15/2005 02:45:44PM FILED/CERT

05-1356

SEND TAX NOTICE TO:JOHN F. GRUBIAK AND DIANE

GRUB AK

1237 HEBDEN COVE
VIRGINIA BEACH, VA 23452

CORPORATION WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

WARRANTY DEED

Shelby County, AL 11/15/2005
State of Alabama

Deed Tax:$30.00

STATE OF ALABAMA,
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of $300,000.00 to the undersigned grantor, **JIMMIE PARKER CUSTOM HOMES, 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 **JOHN F. GRUBIAK and DIANE GRUBIAK, HUSBAND AND WIFE** (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 contigent remainder and right of reversion, the following described real estate, situated in the County of SHELBY, and State of Alabama, to-wit:

LOT 8, ACCORDING TO THE SURVEY OF DEER RIDGE LAKES, SECTOR 1, AS RECORDED IN MAP BOOK 33, PAGE 115, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.

$240,000.00 AND $30,000.00 OF THE ABOVE CONSIDERATION WAS PAID FROM THE PROCEEDS OF THOSE MORTGAGES CLOSED SIMULTANEOUSLY HEREWITH.

Subject to easements, restrictive covenants and ad valorem taxes of record.

TO HAVE AND TO HOLD, to the said GRANTEES for and during their joint lives upon the death of either of them, then to the survivor of them in fee simple, and to their heirs and assigns of such survivor forever, together with every contigent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, convenant 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, except as hereinabove provided, that it has a good right to sell and convey the same as aforesaid, and that it will and its succcessors 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 JIMMIE E. PARKER, PRESIDENT who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of November. 2005.

ATTEST:

JIMMIE PARKER CUSTOM HOMES, INC.

BY: Jimmie E Parker
JIMMIE E. PARKER, PRESIDENT

STATE OF ALABAMA)
COUNTY) SHELBY

I, the undersigned, a Notary Public in and for said State hereby certify that **JIMMIE E. PARKER** whose name as PRESIDENT of JIMMIE PARKER CUSTOM HOMES, 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, as such officer and with full authority, executed the same voluntarily for and as the act of said coporation.

Given under my hand the 2nd day of November, 2005.

Notary Public
My Commission Expires: 10-2209

Prepared by
CHRISTOPHER P. MOSELEY
MOSELEY & ASSOCIATES, P.C.
3800 COLONNADE PARKWAY STE, 630
BIRMINGHAM, ALABAMA 35243