20051205000626850 1/1 \$45.50 Shelby Cnty Judge of Probate, AL 12/05/2005 09:12:41AM FILED/CERT

This Instrument Was Prepared By:

G. Wray Morse, Attorney at Law

1920 Valleydale Road

Birmingham, AL 35244

Send Tax Notice to:
Carlos E. Conte
228 Grande View Circle
Maylene, Alabama 35114

## STATE OF ALABAMA COUNTY OF SHELBY

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

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of **Three Hundred Forty Four Thousand Nine Hundred and 00/100 Dollars** (\$344,900.00) to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **Cahaba Valley Building Company, Inc.** (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto **Carlos E. Conte and Cassia P. Conte, husband and wife** (hereinafter 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 the County of **Shelby** and State of **Alabama**, to-wit:

Lot 609, according to the Survey of Grand View Estates Givianpour Addition to Alabaster Sixth Sector, as recorded in Map Book 32, Page 48, in the Probate Office of Shelby County, Alabama.

Note: \$310,400.00 of the above purchase price is in the form of a mortgage in favor of New South Federal Savings Bank, executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

TO HAVE AND TO HOLD the same unto 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 and its successors and assigns covenants with the said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that they are entitled to the immediate possession thereof; 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, Cahaba Valley Building Company, Inc. has hereunto set its signature by Lonnie R. Dietrich, Jr. and O. David Chunn its President and Vice President on this the 1st day of December, 2005.

Cahaba Valley Building Company, Inc.

Lomite R. Dietrich, Jr., President

Shelby County, AL 12/05/2005 State of Alabama

Deed Tax:\$34.50

O. David Chunn, Jr., Vice President

## STATE OF ALABAMA COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Lonnie R. Dietrich, Jr. and O. David Chunn, Jr. as President and Vice President of Cahaba Valley Building Company, Inc., whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they as such duly authorized officers executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 1st day of December, 2005.

G. Wray Morse, Notary Public

My Commission Expires: 9/10/2008

Chair Semen