



20051222000660310 1/1 \$136.00
Shelby Cnty Judge of Probate, AL
12/22/2005 01:49:18PM FILED/CERT

THIS INSTRUMENT WAS PREPARED BY:
Mike T. Atchison, Attorney
P.O. Box 822
Columbiana, Alabama 35051

MAIL TAX NOTICE TO:
Clayton V. Reuse

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR
STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND AND NO/100 DOLLARS, (\$125,000.00), to the undersigned grantor, CITATION HOMES, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto the said CLAYTON V. REUSE and KATHLEEN S. REUSE, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the map of Highgate Manor Subdivision, as recorded in Map Book 35, Page 78, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Subject to taxes for 2005 and subsequent years, easements, restrictions, rights of way, and permits of record.

TO HAVE AND TO HOLD, To the said GRANTEEES 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 ever contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEEES, 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 it has a good rihgt to sell and convey the same as aforesaid, and that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR , by its President, H. L. DOBBS, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of September, 2005.

Shelby County, AL 12/22/2005
State of Alabama
Deed Tax: \$125.00

CITATION HOMES, INC.

by: H.L. DOBBS, JR., its President

STATE OF ALABAMA
SHELBY COUNTY

I, the undersigned authority, a Notary Public, in and for said County, in said State, hereby certify that H.L. DOBBS, JR., whose name as President of CITATION 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 corporation.

Given under my hand and official seal, this the 27th day of September, 2005.

Notary Public

My commission expires: 12-19-07