

This instrument was prepared by:
Lakeman & Peagler, LLC
300 Office Park Drive, Suite 309
Birmingham, Alabama 35223

Send Tax Notice To:
Marcus J. Givan
304 Bent Creek Way
Chelsea, AL 35043

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

**STATE OF ALABAMA* KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY***

That in consideration of **Two Hundred Seventy Nine Thousand Nine Hundred and 00/100 Dollars (\$279,900.00)**, to the undersigned Grantor, **Big Sky 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 **Marcus J. Givan and Michelle Y. Givan**, 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 18, according to the Survey of Bent Creek Subdivision-Sector 1, as recorded in Map Book 36, Page 23, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and mining rights excepted not owned by grantor.

\$251,910.00 of the above recited purchase price was paid from the proceeds of two mortgage loans closed simultaneously herewith.

TO HAVE AND TO HOLD, Unto 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 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, they are free from all encumbrances, that it 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 to the said Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its **President**, who is authorized to execute this conveyance, has hereto set its signature and seal this 7th day of September, 2007.

BIG SKY BUILDERS, INC.

By: **Jason Wallace**
Its: **President**

Shelby County, AL 09/12/2007
State of Alabama
Deed Tax: \$28.00

**STATE OF ALABAMA*
JEFFERSON COUNTY***

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Jason Wallace**, whose name as **President of Big Sky Builders, Inc.**, 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 **President**, and with full authority executed the same on behalf of said corporation.

Given under my hand and official seal, this 7th day of September, 2007.

My Commission Expires: **5/29/11**

[Signature]
Notary Public