

THIS INSTRUMENT PREPARED BY:
George M. Vaughn, Esq.
300 Cahaba Park Circle, Ste 200
Birmingham, AL 35242

SEND TAX NOTICE TO:
Scott H. Sikes and Hillarie J. Sikes
209 River Valley Circle
Helena, Alabama 35080

WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS that in consideration in the sum of Three Hundred Seventy Thousand and 00/100 Dollars (\$370,000.00) paid by the Grantees herein, the receipt of which is hereby acknowledged, Versatile Builders, Inc., an Alabama Corporation (herein referred to as "Grantor"), does grant, bargain, sell, and convey unto Scott H. Sikes, Hillarie J. Sikes, Benjamin H. Foster, and Judith J. Foster (herein referred to as "Grantees"), as Joint Tenants, with right of survivorship, all of its right, title, and interest in the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 619, according to the Survey of Final Plat, Riverwoods, Sixth Sector, as recorded in Map Book 32, Page 140, in the Probate Office of Shelby County, Alabama.

*\$296,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith

*\$36,000.00 of the above-recited purchase price was paid from a second mortgage loan closed simultaneously herewith

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

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 the grantees shall take as tenants in common.

And I do for myself and for my heirs, executors, and administrators covenant with the said Grantees, and their assigns, that I am lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that I have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors, and administrators shall warrant and defend the same to the said Grantees, and their assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has hereunto its hands and seals, this 9th day of May, 2008.

Versatile Builders, Inc.

By: *Marie Robertson*
Marie Robertson, Secretary/Treasurer

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Marie Robertson, Secretary/Treasurer for Versatile Builders, Inc., whose name is signed to the foregoing instrument, and who is known to me, she acknowledged before me on this day that, being informed of the contents of the instrument, she executed the same voluntarily on the date the same bears date.

Given under my hand and official seal this 9th day of May, 2008.

George M. Vaughn
Notary Public

My Commission Expires: 9.29.2010

