

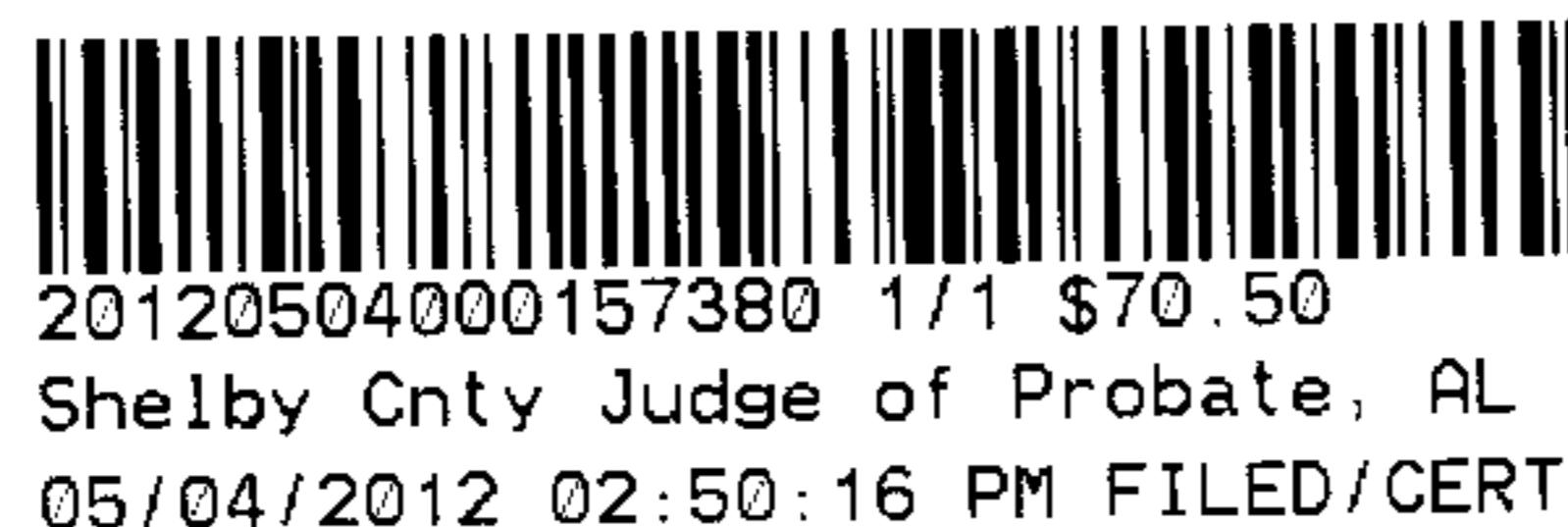
This instrument was prepared by

Sandy F. Johnson

Attorney at Law

3170 Highway 31 South

Pelham, Alabama 35124



Send Tax Notice to: Ronald C. Trout and
(Name) Heike H. Trout
(Address) 428 South Highland Ridge Ln
Chelsea, AL 35043

Statutory Warranty Deed, Jointly For Life With Remainder To Survivor

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **Two Hundred Ninety Two Thousand Five Hundred Dollars and 00/100** (\$292,500.00) to the undersigned grantor or grantors in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, we,

Vines Construction, Inc., an Alabama Corporation

(herein referred to as grantors) do grant, bargain, sell and convey unto

Ronald C. Trout and Heike H. Trout

(herein referred to as GRANTEEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, the following described real estate situated in **Shelby County, Alabama** to-wit:

Lot 38, according to the Survey of Highland Ridge Subdivision, as recorded in Map Book 39, Page 10, in the Office of the Judge of probate of Shelby County, Alabama.

\$234,000.00 of the consideration recited herein was paid from the proceeds of a purchase money mortgage executed simultaneously herewith.

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 for such survivor forever.

GRANTOR makes no warranty or covenant respecting the nature of the quality of the title to the property hereby conveyed other than that the GRANTOR has neither permitted nor suffered any lien, encumbrance or adverse claim to the property described herein since the date of acquisition thereof by the GRANTOR.

IN WITNESS WHEREOF, the said GRANTOR, by Del Vines, as President, who is authorized to execute this conveyance, hereunto set his hand(s) and seal(s) this **20th** day of **April, 2012**.

Shelby County, AL 05/04/2012
State of Alabama
Deed Tax:\$58.50

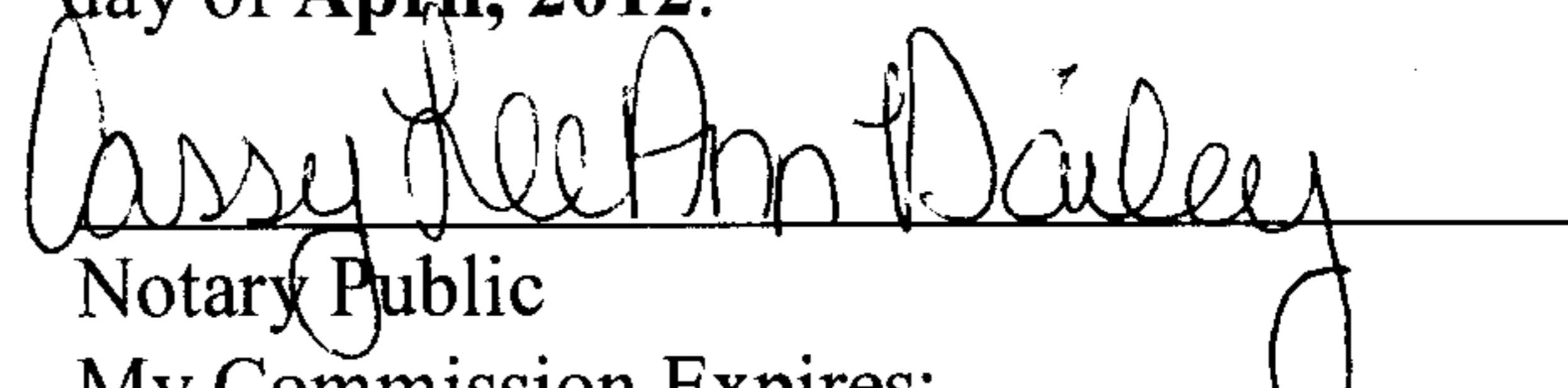
**Vines Construction, Inc.,
an Alabama Corporation**


By: Del Vines
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 **Del Vines** whose name as **President of Vines Construction, 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 voluntarily for and as the act of Vines Construction, Inc.

Given under my hand and official seal, this the **20th** day of **April, 2012**.


Cassy LeeAnn Dailey
Notary Public
My Commission Expires: 06/23/2014

