

This instrument was prepared by

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Nine Thousand Three Hundred Fifty and No/100 (\$89,350.00) DOLLARS

to the undersigned grantor, **BUILDER'S GROUP, 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

JAMES E. LEE and CORINNE P. LEE

(herein 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 Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

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1) Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992. 2) Easements and building line as shown on recorded map. 3) Title to all minerals with and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 79, Page 297. 4) Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551 and Deed Book 112, Page 49. 5) Right of way to Shelby County, Alabama, in Deed Book 135, Page 364. 6) Restrictions appearing of record in Real Volume 144, Page 124. 7) Right of way in favor of Alabama Power Company and Southern Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 579. 8) Terms, agreements and right of way to Alabama Power Company recorded in Real Volume 145, Page 705. 9) Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument recorded in Real Volume 145, Page 712. 10) Assignment of Declarant Rights recorded in Book 319, Page 551.

SEBX 150 0008 the purchase price of the above was derived from the proceeds of a
mortgage loan closed and recorded herewith

I CERTIFY THIS
 INSTRUMENT WAS FILED
 JAN: 35

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1. Deed Tax	_____	\$ 89.50
2. Mtg. Tax	_____	\$ 3.50
3. Recording Fee	_____	\$ 3.00
4. Indexing Fee	_____	\$
5. No Tax Fee	_____	\$ 1.00
6. Certified Fee	_____	\$
Total	_____	\$ 96.00

TO HAVE AND TO HOLD, To the said 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, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that is lawfully seized in fee simple of said premises, that 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, Thomas A. Davis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of November 1991

ATTEST:

BUILDER'S GROUP, INC.

By James A. Fox President

a Notary Public in and for said County in said

I, the undersigned
State, hereby certify that Thomas A. Davis
whose name as President of BUILDER'S GROUP, INC.
a corporation, is signed to the foregoing conveyance, and who is known to me,
informed of the contents of the conveyance, he, as such officer and with full auth
the act of said corporation,

Given under my hand and official seal, this the 1st day of November 1991

[Signature]
Notary Public