

SEND TAX NOTICE TO: 1480  
GUY ALAN COLLE and SHERYL COLLE  
4012 Saddle Run Circle  
Pelham, Alabama 35124

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-One Thousand Four Hundred Seventy-Five and No/100 (\$91,475.00) Dollars

to the undersigned grantor, BUILDER'S GROUP, 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

GUY ALAN COLLE and SHERYL COLLE

(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, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11,  
Page 28, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Title to all minerals within 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.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551; and Deed Book 112, Page 49.
4. Right of way to Shelby County, Alabama, in Deed Book 135, Page 364.
5. Restrictions appearing of record in Real Volume 144, page 124.
6. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 579.
7. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 145, Page 705.
8. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 145, Page 712.
9. 20 foot setback line from the front lot line and a 10 foot utility easement along the front line, as shown on recorded map.
10. Assignment of Declarant Rights as recorded in Book 319, Page 551.

\$91,475.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed 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 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 GRANTEEES, 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 GRANTEEES, 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 28th day of February 1992

ATTEST: 1. Deed Tax \$ 0.74  
2. Imp. Tax \$ 2.50  
3. Recording Fee \$ 2.50  
4. Indemnity Fee \$ 3.00  
5. Notary Fee \$ 1.00  
6. Certified Fee \$ 1.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

92 MAR 18 PM 5:06

I, the undersigned, *Thomas A. Davis*, a Notary Public in and for said County in said  
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, 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 28th day of February 19 92

*David F. Ovson*  
Notary Public