

This instrument was prepared by

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35209
38000000, Alabama 35080

Send Tax Notice To: Bruce M. Rye

name

306 Chadwick Place

address

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVEN THOUSAND FIVE HUNDRED FORTY AND NO/100-----
-----DOLLARS (\$107,540.00)

to the undersigned grantor, Builder's Group, Inc.

(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 Bruce M. Rye and wife, Bonnie H. Rye

(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 64, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Easements, rights-of-way and restrictions of record.

\$105,010.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

inst # 1994-15982

05/17/1994-15982
04:01 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 KJS 11.50

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 13th day of May 1994
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

a Notary Public in and for said County in said

I, David F. Ovson
State, hereby certify that

whose name as President

Thomas A. Davis
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 13th day of

May

1994

David F. Ovson

Notary Public