

1388

SEND TAX NOTICE TO:

(Name) James E. Deese & Patricia Taylor
Deese(Address) 584 Russet Bend Drive
Bessemer, AL 35023
#58-13-3-06-0-000-003.026

This instrument was prepared by

(Name) Gene W. Gray, Jr.
2100 Southbridge Parkway, Suite 650
(Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Two Thousand Five Hundred and 00/100 Dollars-----to the undersigned grantor, Builders 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 untoJames E. Deese and Patricia Taylor Deese(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in
Shelby County, Alabama.Lot 16, according to the survey of Russet Bend, as recorded in
Map Book 11, Page 52, in the Probate Office of Shelby County,
Alabama.

Subject to:

Advalorem taxes for the year 1989 which are a lien, but not due and
payable until October 1, 1989.Existing easements, restrictions, rights of way, set back lines,
limitations, if any, of record.\$ 92,250.00 of the consideration was paid from the proceeds of a
mortgage loan.10.50
2.50
1.00
14.00TO 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 herein shall take as tenants in common. 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, unless otherwise noted above, 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 7th day of December 19 88ATTEST: 1. Deed Tax \$ 10.50 BUILDERS GROUP, INC.2. Mtg Tax3. Recording Fee 2.504. Indexing Fee 1.00

STATE OF ALABAMA

I CERTIFY THIS

INSTRUMENT WAS FILED

By Thomas A. Davis Its PresidentSTATE OF ALABAMA } 14.00
COUNTY OF JEFFERSON } 88 DEC 22 AM 8:03

JUDGE OF PROBATE

I, Gene W. Gray, Jr.

a Notary Public in and for said County in said

State, hereby certify that Thomas A. Daviswhose name as President of Builders 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

7th

day of

December

19 88

Notary Public