

1705

SEND TAX NOTICE TO:

(Name) Mark Andrew Rich and Diane Rich  
564 Russet Bend Drive  
(Address) Bessemer, AL 35023  
#58-13-3-06-0-000-003.031

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 Ninety-Nine Thousand Five Hundred and 00/100

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 unto

Mark Andrew Rich and Diane Rich

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in

Shelby County, Alabama

Lot 21, 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.

\$ 89,550.00 of the consideration was paid from the proceeds of a  
mortgage loan.

BOOK 219 PAGE 753

1. Local Tax \$ 10.00  
2. City Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 13.50

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 28 PM 3:14

Thomas A. Davis, Jr.  
JUDGE OF PROBATE

10.00  
2.50  
1.00  
13.50

TO 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 16th day of December 19 88

BUILDERS GROUP, INC.

ATTEST:

By Thomas A. Davis, Jr. President

Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr. a Notary Public in and for said County in said  
State, hereby certify that Thomas A. Davis  
whose 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 16th

day of December 19 88

Notary Public