

SEND TAX NOTICE TO:

(Name) B. E. JOHNSTON and COLLETTE A. JOHNSTON
 (Address) 110 Carriage Lane Alabaster, AL 35114

1577

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
 (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 Eighty-Two Thousand Seven Hundred Twenty-Five and No/100 (\$82,725.00) 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

B. E. JOHNSTON and COLLETTE A. JOHNSTON

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Map and Survey of Carriage Hill, Phase I, a residential subdivision, as recorded in Map Book 13, Page 31, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989.
2. Building setback line of 35 feet reserved from Carriage Lane as shown by plat.
3. Public utility easements as shown on plat, including a 10 foot on the rear of lot.
4. Restrictions, covenants and conditions as set out in Real 222, page 447, in the Probate Office of Shelby County, Alabama.
5. Supplemental Restrictions as set out in Real 248, page 146, in said Probate Office.
6. Transmisson Line Permit to Alabama Power Company as recorded in Deed Book 105, page 252; Deed Book 105, page 253; Deed Book 119, page 456; and Deed Book 142, page 85, in said Probate Office.

\$57,750.00.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 25.00
 2. Mtg. Tax
 3. Recording Fee 2.50
 4. Indexing Fee 3.00
 TOTAL 30.50

BOOK 248 PAGE 563

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 28th day of July 19 89

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis President

STATE OF ALABAMA }
 COUNTY OF JEFFERSON }

89 JUL 31 AM 9:58

JUDGE OF PROBATE

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, 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 July 19 89