

SEND TAX NOTICE TO:

JAMES MICHAEL BRYAN and

(Name) LISA M. BRYAN

102 Carriage Circle
(Address) Maylene, Alabama 35114

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-Six Thousand Nine Hundred and no/100 (\$86,900.00)----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

JAMES MICHAEL BRYAN and LISA M. BRYAN

(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 5, 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.

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 Hill Circle as shown by
plat.
3. Public utility easements as shown on plat, including a 5 foot on the southerly
side and a 10 foot on the westerly side and 7.5 foot on the northerly side 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.

\$79,770.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 7.50
2. Mtg. Tax	---
3. Recording Fee	2.50
4. Indexing Fee	3.00
TOTAL	13.00

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 27th day of July 19 89

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

89 JUL 31 AM 11:46

JUDGE OF PROBATE

I, the undersigned
State, hereby certify that Thomas A. Davis
whose name as

a Notary Public in and for said County in said

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 27th day of July 19 89

NOTARY PUBLIC, STATE OF ALABAMA BY LARGE
MY COMMISSION EXPIRES: AUG. 27, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public