

SEND TAX NOTICE TO:
MICHAEL W. MOORE and
(Name) LORI G. MOORE
105 Carriage Lane
(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 Seventy-Seven Thousand Nine Hundred and no/100 (\$77,900.00) -- 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

MICHAEL W. MOORE and LORI G. MOORE
(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 12, according to the Map of Carriage Hill, Phase I, as recorded in Map Book
13, Page 31, in the Office of the Judge of Probate in Shelby County, Alabama and
including a part of Lot 11, according to the Map of Carriage Hill, Phase I, as
recorded in Map Book 13, Page 31, in the Office of the Judge of Probate in
Shelby County, Alabama, more particularly described as follows: Commence at the
NW corner of said Lot 11; thence in a Southerly direction along the Westerly
line of said Lot 11, a distance of 22.00 feet to the Point of Beginning; thence
continue along last described course, a distance of 108.31 feet to the Southwest
corner of said Lot 11; thence 169 degrees 25 minutes 56 seconds left, in a
Northeasterly direction, a distance of 48.86 feet; thence 5 degrees 43 minutes
40 seconds left, in a Northeasterly direction, a distance of 23.70 feet; thence
21 degrees 29 minutes 02 seconds left, in a Northwesterly direction, a distance
of 38.27 feet to the Point of Beginning. 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) Transmission line permits to Alabama Power Company as recorded in Deed Book 105, Page 252; Deed Book 105, 253; Deed Book 119, Page 456; and Deed Book 142, Page 85, in the Probate Office of Shelby County, Alabama.
- 3) Restrictions as recorded in Real Record 222, Page 447, in said Probate Office.
- 4) Supplemental Restrictions as recorded in Real Record 248, Page 146, in said Probate Office.
- 5) 35-foot building set back line from Carriage Lane as shown on recorded map of said subdivision.
- 6) 5-foot utility easement on the North of said lot as shown recorded map of said subdivision.

\$77,331.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 }

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JUDGE OF PROBATE

1. Deed Tax \$ 1.00
2. Mig. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
6.50

a Notary Public in and for said County in said

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

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