

SEND TAX NOTICE TO:
DANIEL A. GASTON and
(Name) AMANDA B. GASTON
123 Carriage Drive
(Address) Maylene, AL 35114

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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-Two Thousand Nine Hundred and no/100 (\$72,900.00)----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

DANIEL A. GASTON and AMANDA B. GASTON
(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 14, according to the survey of Carriage Hill, Phase I, 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. Existing easements, restrictions, rights-of-way, and limitations, if any, of record.

\$68,404.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 260 PAGE 892

STATE OF ALA. SHELBY CO
I CERTIFY THIS
INSTRUMENT WAS FILED

89 OCT 11 AM 10:30

Thomas A. Smock, Jr.
JUDGE OF PROBATE

| | |
|---------------------------|------------------------|
| 1. Deed Tax ----- | \$ <u>4.50</u> |
| 2. Mtg. Tax ----- | \$ |
| 3. Recording Fee ----- | \$ <u>2.50</u> |
| 4. Indexing Fee ----- | \$ <u>3.00</u> |
| 5. No Tax Fee ----- | \$ |
| 6. Certified Stamp Fee -- | \$ <u>1.00</u> |
| Total ----- | \$ <u>11.00</u> |

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 **September** 1989

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, **Thomas A. Davis** a Notary Public in and for said County in said 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 **September** 1989