

SEND TAX NOTICE TO:
 GLENN AARON HAMM and
 (Name) KIMBERLY SIDES HAMM
 107 Carriage Drive
 (Address) Alabaster, Alabama 35007

347

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

GLENN AARON HAMM and KIMBERLY SIDES HAMM

(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 11, according to the Map and Survey of Carriage Hill, Phase I, as recorded in Map
 Book 13, page 31, in the Office of the Judge of Probate of Shelby County, Alabama;
 Less and except the following described parcel:

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 deg. 25 min. 56 sec. left, in a Northeasterly
 direction, a distance of 48.86 feet; thence 5 deg. 43 min. 40 sec. left, in a
 Northeasterly direction a distance of 23.70 feet; thence 21 deg. 29 min. 02 sec. left,
 in a Northeasterly direction a distance of 38.27 feet to the point of beginning; being
 situated in Shelby County, Alabama.

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SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Easements, rights-of-way and restrictions of record.

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

1. Deed Tax -----	\$ 7.00
2. Mtg. Tax -----	\$ 2.50
3. Recording Fee -----	\$ 3.00
4. Notary Fee -----	\$ 1.00
5. Notary Seal -----	\$ 0.00
6. Certified Stamp Fee --	\$ 0.00
Total -----	\$ 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 30th day of November 19 89

ATTEST:

BUILDER'S GROUP, INC.
Thomas A. Davis
 President

STATE OF ALABAMA }
 COUNTY OF JEFFERSON }

STATE OF ALA. SHELBY Co By
 I CERTIFY THIS
 INSTRUMENT WAS FILED
 89 DEC -6 AM 10:38

I, the undersigned *Thomas A. Davis* a Notary Public in and for said County in said State, hereby certify that Thomas A. Davis 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 30th day of November 19 89

NOTARY PUBLIC, STATE OF ALABAMA BY LAWS,
 MY COMMISSION EXPIRES 10/27, 1992.
 BONDED TO THE STATE OF ALABAMA

David G. Owen
 Notary Public