

SEND TAX NOTICE TO:

LYNN S. JETER and
(Name) JAMES W. JETER, III
4752 Vintage Lane
(Address) Birmingham, Alabama 35244

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety Thousand Nine Hundred and No/100 (\$90,900.00)----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

LYNN S. JETER and JAMES W. JETER, III

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

Lot 7, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as recorded
in Map Book 157, page 80, in the Probate Office of Jefferson County, Alabama, ALSO
recorded in Map Book 12, page 97, in the Probate Office of Shelby County, Alabama.

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. 30 foot building line as shown by recorded map. (Jefferson County)
3. 10 foot easement on rear and 7.5 foot easement on Northwest as shown by record
map. (Shelby County)
4. Restrictions appearing of record in Real 215, page 502, in the Probate Office of
Shelby County, Alabama.
5. Agreement with Alabama Power Company as recorded in Real 215, page 512, in the
Probate Office of Shelby County, Alabama.
6. Right of way for Alabama Power Company as recorded in Volume 2785, page 44 and
Volume 3280, page 129, in the Probate Office of Jefferson County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 199, page
475 and Volume 113, page 189, in the Probate Office of Jefferson County, Alabama.

\$90,150.00 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 31st day of January 19 90

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 FEB 13 AM 10:51

I, the undersigned JUDGE OF PROBATE
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 31st

day of January 19 90