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1136

SEND TAX NOTICE TO: 3761 PAGE 464

(Name) MICHAEL B. HERRON  
 4760 Vintage Lane  
 (Address) Birmingham, AL 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-One Thousand Four Hundred and No/100 (\$91,400.00)-----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 B. HERRON and LISA J. HERRON and**

**C. TURNER JONES and MARTHA JONES**

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

Lot 9, 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 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 as shown by recorded 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 to 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.

\$92,226.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA, JEFFERSON COUNTY  
 I hereby certify that no mortgage tax or deed  
 tax has been collected on this instrument.

*George R. Reynolds*  
 Judge of Probate

STATE OF ALA. JEFFERSON CO.  
 I CERTIFY THIS INSTRUMENT  
 WAS FILED ON

1990 FEB -6 AM 10:39

RECORDED & INDEXED  
 DEED TAX HAS BEEN PD. ON THIS INSTRUMENT  
*George R. Reynolds*  
 JUDGE OF PROBATE

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 2nd day of February 1990

ATTEST:

BUILDER'S GROUP INC.

By

*Thomas A. Davis*  
 President

1. Deed Tax ----- \$  
 2. Mtg. Tax ----- \$  
 3. Recording Fee ----- \$ 2.50  
 4. Indexing Fee ----- \$ 2.00  
 5. No Tax Fee ----- \$ 1.00  
 6. Certified Fee ----- \$ 1.00

Total ----- \$ 6.50

a Notary Public in and for said County in said

STATE OF ALABAMA }  
 COUNTY OF JEFFERSON }

STATE OF ALA. SHELBY CO.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED  
 90 FEB 19 AM 9:22

I, the undersigned *Thomas A. Davis*  
 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 2nd

day of February 19 90

FORM ATC-50

Notary Public

NOTARY PUBLIC, EXPIRES ON 12/31/91  
 MY COM. NO. 123456789