

SEND TAX NOTED:  
ALAN F. ZUNIGA and  
SHANNON H. ZUNIGA  
4748 Vintage Lane  
Birmingham, AL 35244

1363

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of \$104,000.00

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

ALAN F. ZUNIGA and SHANNON H. ZUNIGA

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor  
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,  
situated in Shelby County, Alabama, to-wit:

Lot 6, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as recorded  
in Map Book 12, page 97, in the Probate Office of Shelby County, Alabama and Map Book  
157, page 80, in the Probate Office of Jefferson 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. Flood Plane as shown by recorded map.
3. 30 foot building line as shown by recorded map.
4. 5 foot easement on North; 7.5 foot easement on Northeast; 10 foot easement on rear and easement of varying width on rear as shown by recorded map.
5. Restrictions appearing of record in Real 215, page 502, in the Probate Office of Shelby County, Alabama.
6. Agreement with Alabama Power Company as recorded in Real 215, page 512, in the Probate Office of Shelby County, Alabama.
7. Right of way for Alabama Power Company as recorded in Birmingham Volume 2785, page 44 and Birmingham Volume 3280, page 129, in the Probate Office of Jefferson County, Alabama.
8. Mineral and mining rights and rights incident thereto recorded in Volume 199, page 475 and Volume 113, page 189, in the Probate Office of Shelby County, Alabama.

BOOK 283 PAGE 237

\$75,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	-----	\$ 28.00
2. Mtg. Tax	-----	\$ 3.50
3. Recording Fee	-----	\$ 3.00
4. Indenture Fee	-----	\$ 1.00
5. Notary Fee	-----	\$ 1.00
6. Certified Fee	-----	\$ 1.00
		<u>38.50</u>

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. 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,

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 9th day of March 19 90

ATTEST:

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

90 MAR 22 AM 8:48  
Secretary

BUILDER'S GROUP, INC.

By *Thomas A. Davis*  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON JUDGE OF PROBATE

I, the undersigned 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 9th day of March 19 90

*David F. Ovson*  
Notary Public

NOTARY PUBLIC, STATE OF ALABAMA BY LAWS  
EXPIRES AUG. 27, 1992.  
RENEWED BY NOTARY PUBLIC UNDERWRITER

*David F. Ovson*