

SEND TAX NOTICE TO:

(Name) Mark H. Bentley  
121 Carriage Drive  
 (Address) Maylene, AL 35114  
58-23-5-16-0-001-0

This instrument was prepared by

(Name) Gene W. Gray, Jr.  
2100 SouthBridge Parkway, Suite 650  
 (Address) Birmingham, Alabama 35209

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

71.00  
 4.00  
 2.50  
 77.50

STATE OF ALABAMA  
 COUNTY OF SHELBY }

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Seventy Nine Thousand Nine Hundred and NO/100 (\$79,900.00) DOLLARS

to the undersigned grantor, Builder's Group, Inc. a corporation,  
 (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR  
 does by these presents, grant, bargain, sell and convey unto

Mark H. Bentley and wife, Janice P. Bentley  
 (herein referred to as GRANTEEES) as joint tenants, with right of survivorship, the following described real estate, situated in  
SHELBY COUNTY, ALABAMA, to-wit:

Lot 16, according to the Map and Survey of Carriage Hill, Phase II, a residential  
 subdivision, as recorded in Map Book 13, page 129, in the Probate Office of Shelby  
 County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1990 which are a lien, but not due and  
 payable until October 1, 1990.

Easements, rights of way and restrictions of record.

79,303.00 of the consideration was paid from the proceeds of a  
 mortgage loan.

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

90 APR -5 AM 9:57

JUDGE OF PROBATE

tax 1.00  
 Reg 2.50  
 Int 3.00  
 Cont 1.00  
 7.50

TO HAVE AND TO HOLD Unto the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, their heirs, executors and assigns  
 forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, 27th day of March 1990  
 who is authorized to execute this conveyance, has hereto set its signature and seal, this the

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis  
Thomas A. Davis President

STATE OF ALABAMA  
 COUNTY OF SHELBY }

I, Gene W. Gray, Jr.  
 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 27th

day of March 1990

Public

✓ Corley, Marcus

BOOK 285 PAGE 912