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SEND TAX NOTICE TO:

(Name) Donald H. Collins
4712 Western Hills Drive
(Address) Norcross, GA 30071

This instrument was prepared by

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

$1.00
4.00
2.50
$7.50

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 Eighty Five Thousand Two Hundred Fifty and NO/100 ($85,250.00) 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

Donald H. Collins and wife, Lauren B. Collins
(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 8, 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.

$ 84,545.99 of the consideration was paid from the proceeds of a mortgage loan.

Return To: Corley, Moncus & Corley, Moncus
2100 Southbridge Parkway Suite 650
Birmingham, Alabama 35209

BOOK 285 PAGE 929

1. Deed Tax	$ 1.00
2. Mtg. Tax	$
3. Recording Fee	$ 2.50
4. Indexing Fee	$ 3.00
5. No Tax Fee	$
6. Certified Fee	$ 1.00
Total	$ 7.50

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

90 APR -5 AM 10: 15

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, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 26th day of March 1990

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, Gene W. Gray, Jr. 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 26th day of March 1990

Notary Public