

786

SEND TAX NOTICE TO:
MICHAEL R. BRUNSON and
SHARON G. BRUNSON
4508 Magnolia Drive
Birmingham, Alabama 35242

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, 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 One Hundred Forty-Seven Thousand Two Hundred Twenty-Two and 50/100 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 R. BRUNSON and SHARON G. BRUNSON

(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 50, according to the Survey of The Magnolia's at Brook Highland, as recorded in
Map Book 13, page 102 A & B, 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. 35 foot building line as shown on recorded map.
3. 7 1/2 foot easement on east as shown by recorded map.
4. Right of way for Water Works Sewer Board as recorded in Real 253, page 817, in the Probate Office of Shelby County, Alabama.
5. Restrictions appearing of record in Real 194, page 54; Real 263, page 551; and Real 274, page 390, in the Probate Office of Shelby County, Alabama.
6. Drainage easement as recorded in Real 125, page 238, in the Probate Office of Shelby County, Alabama.
7. Mineral and mining rights and rights incident thereto recorded in Volume 327, page 553 and Volume 32, page 183, in the Probate Office of Shelby County, Alabama.
8. Articles of incorporation as recorded in Real 263, page 578, in the Probate Office of Shelby County, Alabama.
9. By-Laws as recorded in Real 263, page 586, in the Probate Office of Shelby County, Alabama.

\$116,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA
I CERTIFY THAT
THIS INSTRUMENT WAS FILED
90 JUN 12 AM 10:03

BOOK 295 PAGE 425

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 30th day of May 1990

ATTEST:

BUILDER'S GROUP, INC.

1. Deed Tax	\$ 31.50
2. Mfg. Tax	0
3. Int. on Pmt.	2.50
4. Int. on Pmt.	3.00
5. Int. on Pmt.	0
6. Cont. Fee	1.00
Total	38.00

By *Thomas A. Davis* President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned 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,

a Notary Public in and for said County in and for

Given under my hand and official seal, this the 30th day of May 19 90

David F. Ovson
Notary Public