

58183

SEND TAX NOTICE TO:  
BRUCE A. BRIA and SUSAN M. BRIA  
4764 Vintage Lane  
Birmingham, Alabama 35244-301786710

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 Ninety-Four Thousand Nine Hundred and no/100 (\$94,900.00)-----

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

BRUCE A. BRIA and SUSAN M. BRIA

(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 Jefferson and Shelby Counties, Alabama, to-wit:

Lot 10, according to the Survey of Cahaba Pointe Addition to Wineridge, as recorded in Map Book 157, page 80, in the Probate Office of Jefferson County, Alabama, and in Map Book 12, page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) 30 foot building line as recorded in Map Book 157, page 80, in the Probate Office of Jefferson County, Alabama. 2) 10 foot easement on rear as recorded in Map Book 157, page 80, in the Probate Office of Jefferson County, Alabama. 3) Sanitary Sewer Easement of undeterminable size as recorded in Map Book 12, page 97, in the Probate Office of Shelby County, Alabama. 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 for 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 Shelby County, Alabama.

\$94,900.00 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

"NO TAX COLLECTED"

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 4th day of May 19 90

ATTEST:

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

1390 MAY 11 AM 9:54

By

Thomas A. Davis  
President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

NOTED & RECORDED  
DEED TAX HAS BEEN  
COLLECTED ON THIS INSTRUMENT

the undersigned  
Notary Public

a Notary Public in and for said County in said

I, Thomas A. Davis  
State, hereby certify that 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 4th day of

day of

May

1990

1. Deed Tax ----- \$  
2. Mtg. Tax ----- \$  
3. Recording Fee ----- \$ 3.50  
4. L. & C. Fee ----- \$ 7.00  
5. Notary Fee ----- \$ 1.00  
6. Certified Fee ----- \$

NOTARY PUBLIC, STATE OF ALABAMA  
My Commission Expires 5/15/94