

This instrument was prepared by

(Name) **DAVID F. OVSON, Attorney at Law**

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

SEND TAX NOTICE TO:
TIMOTHY STEVE EMERSON and
RYBA REBECCA TYLER
113 Carriage Drive
Maylena, AL 35114

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 **Eighty-Three Thousand and NO/100 (\$83,000.00)-----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

TIMOTHY STEVE EMERSON and RYBA REBECCA TYLER

(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 20, according to the Survey of Carriage Hill, Phase II, as recorded in Map Book
13, page 129, in the Probate Office of Shelby County, Alabama; being situated in 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. Easements, rights-of-way and restrictions of record.**

\$84,129.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 301 PAGE 809

1. Deed Tax	\$
2. ...	\$
3. ...	2.50
4. ...	3.00
5. ...	1.00
6. ...	1.00
Total	7.50

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 13th day of July 1990

ATTEST:

BUILDER'S GROUP, INC.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
NOTARY PUBLIC

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

90 JUL 24 PM 12:07

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 **13th** day of **July** **1990**

Quith J. Johnson
Notary Public