

SEND TAX NOTICE TO:

(Name) TODD E. DAVIS and
MICHELLE M. DAVIS
106 Carriage Drive
(Address) Maylene, Alabama 35114

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, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Six Thousand Seven Hundred Seventy-Five and No/100 (\$86,775.00) 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

TODD E. DAVIS and MICHELLE M. DAVIS

(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 4, according to the Map and Survey of Carriage Hill, Phase I, a residential
subdivision, as recorded in Map Book 13, page 31, 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. Building setback line of 35 feet reserved from Carriage Hill Lane and Carriage Hill
Circle as shown by plat.
3. Public utility easements as shown by recorded plat, including a 7.5 foot easement
on the Westerly line of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real
222, page 447 and Real 248, page 146, in the Probate Office of Jefferson County,
Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded
in Deed Book 105, page 253; Deed Book 105, page 252; Deed Book 119, page 456; and Real
142, page 85, in said Probate Office.
6. Easement to South Central Bell as shown by instrument recorded in Real 255, page
757, in said Probate Office.

\$87,872.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Michelle M. Davis and Michele M. Davis is one and the same person.

1. NO TAX
2.
3.
4.
5.
6. 1.00
Total \$ 750

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, Thomas A. Davis
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 20th day of July 1990

ATTEST:

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

Secretary

BUILDER'S GROUP, INC.

By Thomas A. Davis President

STATE OF ALABAMA
COUNTY OF JEFFERSON

90 JUL 25 AM 11:08

JUDGE OF PROBATE

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: AUG. 27, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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 20th day of July 1990

FORM ATC-50

David F. Ovson
Notary Public