

SEND TAX NOTICE TO:
RICHARD E. HESTER and
TAMARA L. HESTER
2315 Buckingham Place
Helena, Alabama 35080

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

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(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 Eighty-Four Thousand Nine Hundred and No/100 (\$84,900.00) Dollars

to the undersigned grantor, **BUILDER'S GROUP, INC.** a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

RICHARD E. HESTER and TAMARA L. HESTER

(herein referred to as GRANTEEES) 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 14, according to the Survey of Harbor Towne, as recorded in Map Book 13, page 74, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. 15 foot easement on rear and 10 foot easement on northeast as shown by recorded map.
3. 35 foot building setback line as shown by recorded map.
4. Restrictions appearing of record in Real 242, page 569, in the Probate Office of Shelby County, Alabama.
5. Right of way for Southern Bell Telephone and Telegraph Company as recorded in Volume 337, page 329, in said Probate Office.

\$79,822.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 869

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

90 DEC -6 AM 10:08

JUDGE OF PROBATE

1. Deed Tax	\$ 5.50
2. Mfg. Tax	\$ 2.58
3. ...	\$ 3.78
4. ...	\$ 1.00
5. ...	\$ 1.00
6. ...	\$ 1.00
Total	\$ 12.00

TO HAVE AND TO HOLD, To the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 November 1990

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis President

STATE OF ALABAMA
COUNTY OF JEFFERSON

a Notary Public in and for said County in said

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.

Given under my hand and official seal, this the 30th day of November 1990

Quita A. Johnson
Notary Public