

This instrument was prepared by

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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-One Thousand Four Hundred and No/100 (\$81,400.00)----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

RAYMOND E. STROTHER and SYLVIA J. STROTHER

(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 1, 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 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. Building setback line of 35 feet reserved from Carriage Hill Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 20 foot easement on the westerly rear side of lot.
4. Restrictions, covenants and conditions as set out in instruments recorded in Real 222, page 447; Real 248, page 146; and Map Book 13, page 31, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instruments recorded in Deed Book 105, page 253; Deed Book 105, page 252; Real 142; page 85; and Deed Book 119, page 456, in said Probate Office.
6. Easement to South Central Bell as shown by instrument recorded in Real 255, page 757, in said Probate Office.

\$81,400.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

NO TAX COLLECTED	
1. Deed Tax	---
2. Mtg. Tax	---
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$ 7.00
6. Certified Fee	\$ 1.00
Total	\$ 7.50

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 19th day of March 19 91

ATTEST:

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

91 MAR 25 AM 9:33

STATE OF ALABAMA
COUNTY OF JEFFERSON

BUILDER'S GROUP, INC.

By

President

JUDGE OF PROBATE

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 19th day of

March

19 91

Notary Public