

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:

KIRK B. BROWN and

MARY ALLISON BROWN

111 Carriage Drive

Maylene, Alabama 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 Thousand Five Hundred and No/100 (\$80,500.00)-----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

KIRK B. BROWN and MARY ALLISON BROWN

(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 21, 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 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 Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including an irregular drainage easement on the Easterly side and a 5 foot on the Northerly rear of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 262, page 22.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 105, page 252; Deed Book 105, page 253; Deed Book 14, page 456; and Deed Book 142, page 85.
6. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 273, page 230.

\$80,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	-----	not tax paid
2. Mtg. Tax	-----	
3. Recording Fee	-----	2.30
4. Indexing Fee	-----	3.00
5. No Tax Fee	-----	1.00
6. Certified Fee	-----	1.00
Total	-----	7.50

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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 con-
tingent 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 encum-
brances.

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 26th day of April 19 91

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas A. Davis*
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

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.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 26th day of

April

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David F. Ovson
Notary Public

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