

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 Ninety-Seven Thousand and No/100 (\$97,000.00)-----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

LEO L. LEDDON and PAMELA F. LEDDON

(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 23, according to the Survey of Augusta Pointe Subdivision, as recorded in Map Book  
13, page 9 and in Map Book 13, page 126, 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. 30 foot building line as shown by recorded map.
3. 10 foot easement rear as shown by recorded map.
4. Agreement with Alabama Power Company together with restrictive covenants pertaining thereto as recorded in Real 215, page 505, in the Probate Office of Shelby County, Alabama.
5. Agreement for underground residential distribution in favor of Alabama Company together with Restrictive Covenants pertaining thereto as recorded in Real 215, page 506, in said Probate Office.
6. Right of way to Alabama Power Company as recorded in Real 230, page 813, in said Probate Office.
7. Restrictions covenants as recorded in Real 253, page 706, in said Probate Office.
8. Restrictions as shown by recorded map.

\$95,650.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	1.50
2. Notary Fee	2.50
3. Recording Fee	3.00
4. Instrument Fee	1.00
5. No. Fee	1.00
6. Certified Fee	1.00
Total	8.00

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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 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 3rd day of May 19 91

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned  
State, hereby certify that Thomas A. Davis  
whose name as President of  
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,

BUILDER'S GROUP, INC.

a Notary Public in and for said County in said

Given under my hand and official seal, this the 3rd day of

May 1991

Notary Public