

855

SEND TAX NOTICE TO:
DOUGLAS JACOB McCRABB and WENDY PULLINS
116 Augusta Way
Helena, Alabama 35080

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(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 Ninety-Nine Thousand Five Hundred and No/100 (\$99,500.00) 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

DOUGLAS JACOB McCRABB and WENDY PULLINS McCRABB

(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 8, according to the Survey of Augusta Pointe, recorded in Map Book 13, page 9 and
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 on rear as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Right of way for Alabama Power Company recorded in Real 230, page 813.
6. Restrictions appearing of record in Real 253, page 706.
7. Agreement with Alabama Power Company recorded in Real 215, page 505.
8. Restrictions regarding Alabama Power Company recorded in Real 215, page 506.

\$99,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 342 PAGE 534

CERTIFIED TRUE
INSTRUMENT WAS FILED
91 MAY 10 AM 11:01

1. Deed Tax	_____	No tax paid
2. Ad Val. Tax	_____	
3. Recording Fee	_____	3.00
4. Indexing Fee	_____	3.00
5. No Tax Fee	_____	7.00
6. Certified Fee	_____	7.00
Total	_____	20.00

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 8th day of May 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 8th day of

May

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Notary Public
Notary Public