

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

SEND TAX NOTAR: 2188  
SAM R. MOORE and  
LINDA A. MOORE  
119 Augusta Way  
Helena, Alabama 35080

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-Nine Thousand Nine Hundred and No/100 (\$89,900.00) 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

SAM R. MOORE and LINDA A. MOORE

(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 14, 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. 5 foot easement on east and 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, in the Probate Office of Shelby County, Alabama.
6. Restrictions appearing of record in Real 253, page 706, in said Probate Office.
7. Agreement with Alabama Power Company recorded in Real 215, page 505, in said Probate Office.
8. Restrictions regarding Alabama Power Company recorded in Real 215, page 506, in said Probate Office.

\$80,900.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALABAMA  
I CERTIFY THIS  
INSTRUMENT WAS FILED

91 JUN -3 AM 8:53

JUDGE OF PROBATE

1. Deed Tax	9.00
2. Notary Fee	2.50
3. Recording Fee	2.50
4. Indexing Fee	2.50
5. No. of Pages	2.00
6. Certified Copy	1.50
Total	15.50

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 24th day of May 1991

ATTEST:

BUILDER'S GROUP, INC.

By

President

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 24th day of

May

19 91

Notary Public