

This instrument was prepared by

(Name) **DAVID P. OVSON, Attorney at Law**
728 Shades Creek Parkway, Suite 120
(Address) **Birmingham, Alabama 35209**

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

SEND TAX NOTICE TO:
LARRY E. WILLINGHAM, II and
ROBIN R. WILLINGHAM
2311 Buckingham Place
Helena, Alabama 35080

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 GRANTEEES herein, the receipt of which is hereby acknowledged, the
said GRANTOR does by these presents, grant, bargain, sell and convey unto

LARRY E. WILLINGHAM, II and ROBIN R. WILLINGHAM

(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 16, according to the Survey of Harbor Towne, as recorded in Map Book 13, page 74,
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. 35 foot building line as shown by recorded map.
3. 15 foot easement rear and 10 foot easement west as shown by recorded map.
4. Restrictions as recorded in Real 242, page 569, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Bell Telephone and Telegraph Company as recorded in Volume 337, page 329, in said Probate Office.

\$89,900.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -5 AM 10:17

Thomas A. Davis, Jr.
JUDGE OF PROBATE

1	Deed Tax	1.00
2		
3		
4		
5		
6		
7		
8		
9		
10		
Total		7.00

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 in 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 S. Davis**
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 31st day of May 19 91

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas S. Davis* 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 31st day of May 19 91

David F. O...
Notary Public