

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
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(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
RICHARD O. TENNYSON and
JILL C. TENNYSON
118 Augusta Way
Helena, AL 35080

2714.

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 One Hundred Twenty-Five and No/100 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

RICHARD O. TENNYSON and JILL C. TENNYSON

(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 9, according to the Survey of Augusta Pointe, 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 on rear and west as shown by recorded map.
4. Restrictions as shown by record 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.

\$98,577.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

BOOK 347 PAGE 33

1	Dead Tax	1.00
2		1.50
3		1.50
4		1.50
5		1.50
6	Corporation Fee	1.50
Total		7.50

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

ATTEST:

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 10 AM 9:13

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned

JUDGE OF PROBATE

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,

Given under my hand and official seal, this the 31st day of May

19 91

Notary Public