

3785

SEND TAX NOTICE TO:
STEVEN G. DREXLER and
FRANCENE O. DREXLER
2312 Buckingham Place
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 Eighty-Four Thousand Nine Hundred and No/100 (\$84,900.00) 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

STEVEN G. DREXLER and FRANCENE O. DREXLER

(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 6, according to the Survey of Harbor Towne, 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. Easement for Alabama Gas Company of undetermined width on Northwest as shown by recorded map.
4. Restrictions appearing of record in Real 242, page 569, in the Probate Office of Shelby County, Alabama.
5. Right of way for Southern Telephone and Telegraph Company recorded in Volume 337, page 239, in said Probate Office.
6. Right of way for Southern Bell Telephone and Telegraph Company and Alabama Power Company recorded in Volume 279, page 945, in said Probate Office.
7. Easement for Southern Natural Gas recorded in Volume 91, page 406; Volume 91, page 407, and Volume 91, page 409.

\$73,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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 16th day of August 1991

ATTEST:

Deed TAX 12.00
Rep 2.50
Gut 1.00
Fund 8.00
18.50

BUILDER'S GROUP, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

91 AUG 21 AM 11:02

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 16th day of August

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Notary Public