

SEND TAX NOTICE TO
RICKY K. WALTON AND
MARY T. WALTON
224 Dolphin Court
Alabaster, Alabama 35007

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 Seventy-Eight Thousand Nine Hundred and No/100 (\$78,900.00) 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

RICKY K. WALTON and MARY T. WALTON

(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 28, according to the Map of Berryhill, First Sector, as recorded in Map Book 14,
Page 43, 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. Declaration of Protective Covenants as recorded in Real Volume 347, Page 206.
3. Right of way granted to Alabama Power Company, a corporation and South Central Bell Telephone Company, a corporation as recorded in Real Volume 315, Page 467.
4. Right of way granted to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 333, Deed Book 90, Page 445, and Deed Book 212, Page 313.
5. Right of way granted to Plantation Pipe Line Company as recorded in Deed Book 112, Page 364.
6. Right of way granted to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391.
7. Right of way to Shelby County as recorded in Deed Book 280, Page 340.
8. 10 foot easement along North line as shown by recorded in the Probate Office of Shelby County, Alabama.
9. 35 foot building line as shown by map recorded in the Probate Office of Shelby County, Alabama.

\$74,950.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 4.00
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 10.50

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 28th day of August 1991

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

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STATE OF ALABAMA
COUNTY OF JEFFERSON

JUDGE OF PROBATE

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 28th day of August 19 91

David F. Ovson
Notary Public