

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

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

SEND TAX NOTICE TO:
BRIAN L. HASS and
CATHERINE A. HASS
1483 Secretariat Drive
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 Ninety-Nine Thousand Nine Hundred and No/100 (\$99,900.00)---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

BRIAN L. HASS and CATHERINE A. HASS

(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 22, according to the Amended Map of Dearing Downs, 6th Addition, Phase II, recorded in Map Book 11, page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. Restrictions as shown by recorded map.
3. 40 foot building line as shown by recorded map.
4. 10 foot easement on rear and 5 foot easement on both sides as shown on recorded map.
5. Right of way granted to Alabama Power Company by instrument recorded in Volume 55, page 454.
6. Right of way to Southern Bell Telephone and Telegraph Company recorded in Real 149, page 200.
7. Restrictions appearing of record in Real 141, page 729.
8. Mineral and mining rights incident thereto recorded in Real 137, page 660.

\$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 CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 NOV -5 PM 2:27

JUDGE OF PROBATE

1. Deed Tax	\$ 10.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 3.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 16.50

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 1st day of November 19 91

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

Secretary

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 1st day of November

19 91

David F. Ovson
Notary Public