

SEND TAX NOTICE TO:  
CARLTON RANDALL SULLIVAN and  
FRANCHESCA MERRELL SULLIVAN  
104 Berryhill Circle  
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 Nine Thousand Five Hundred and No/100 (\$79,500.00) 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

**CARLTON RANDALL SULLIVAN and FRANCHESCA MERRELL SULLIVAN**

(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 35, according to Map of Berryhill, 2nd Sector, as recorded in Map Book 14, Page 76, 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. Declaration of Protective Covenants as recorded in Real Volume 347, Page 231, in the Probate of Shelby County, Alabama.
3. 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, in said Probate Office.
4. Right of way granted to Plantation Pipe Line Company as recorded in Deed Book 112, Page 364, in the Probate Office.
5. Right of way granted to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391, in said Probate Office.
6. Right of way granted to Shelby County, Alabama as recorded in Deed Book 280, Page 340, in said Probate Office.
7. 35 foot building line as shown by recorded map.
8. 10 foot easement along East line as shown by recorded map.

**\$78,057.00** of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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1. Deed Tax	\$ 1.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.75
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 8.00

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 31st day of October 1991

ATTEST:

**BUILDER'S GROUP, INC.**

By

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,

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

1991

Notary Public