

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

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

2828
SEND TAX NOTI
FRED P. FOSTER and
JOAN S. FOSTER
215 Dolphin Court
Alabaster, Alabama 35007

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 Nine Hundred and No/100 (\$79,900.00) 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

FRED P. FOSTER and JOAN S. FOSTER

(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 31, according to the Map of Berryhill, 1st Sector, as recorded in Map Book 14, Page
43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- BOOK 379 PAGE 813
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 206.
 3. Right of way granted to Alabama Power Company and South Central Bell Telephone Company as recorded 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 granted to Shelby County, Alabama as recorded in Deed Book 280, Page 340.
 8. 35 foot building line along Dolphin Court and Berryhill Drive as shown by recorded map.
 9. 10 foot easement along West lot line as shown by recorded map.

\$71,298.00 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 20th day of December 19 91

ATTEST:

BUILDER'S GROUP, INC.

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

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

91 DEC 27 PM 12:08

SEND TAX 9.00
Rec 2.50
Jud 3.00
Cet 1.00
15.50

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 20th day of December 19 91

Notary Public