

SEND TAX NOTICE TO:
LAWRENCE EDWARD TOWNSEND and
(Name) PERPETUA N. TUNDAG
4020 Saddle Run Circle
(Address) Helena, Alabama 35080

This instrument was prepared by

759

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty-Five Thousand and No/100 (\$85,000.00)-----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

LAWRENCE EDWARD TOWNSEND and PERPETUA N. TUNDAG
(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County,
Alabama, to-wit:

Lot 29, according to the survey of Saddle Run Subdivision, as recorded in Map Book 11,
Page 28, in the Office of the Judge of Probate 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. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 79, Page 297.
3. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551 and Deed Book 112, Page 49.
4. Right of way to Shelby County, Alabama in Deed Book 135, Page 364.
5. Restrictions appearing of record in Real Volume 144, Page 124.
6. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 579.
7. Terms, agreements and right of way to Alabama Power Company, as recorded in Real Volume 145, Page 705.
8. Agreement with Alabama Power Company for underground Residential Distribution as shown by instrument recorded in Real Volume 145, Page 712.
9. Easements and building line as shown on recorded map.
10. Assignment of Declarant Rights recorded in Book 319, Page 551.

1. Deed Tax	\$85.00
2. Mig. Tax	\$
3. Recording Fee	\$3.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$92.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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 10th day of January 19 92

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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

92 JAN 17 AM 9:04

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.

Given under my hand and official seal, this the

10th

day of

January

19 92