

SEND TAX NOTICE TO:
BRADLEY W. VAUGHN and
(Name) LISA W. VAUGHN
211 Dolphin Court
(Address) Alabaster, Alabama 35007

This instrument was prepared by

(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 Seventy-Nine Thousand Seven Hundred and No/100 (\$79,700.00) 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

BRADLEY W. VAUGHN and LISA W. VAUGHN

(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 8, according to Map of Berryhill, 1st 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 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 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 granted to Shelby County, Alabama as recorded in Deed Book 280, Page 340.
8. 35 foot building line as shown by recorded map.
9. 10 foot easement along South lot line as shown by recorded map.

\$73,277.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 6.50
2. Mtg. Tax	\$ 3.88
3. Recording Fee	\$ 3.88
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 13.00

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 31st day of January 19 92

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis
President

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

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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 31st day of January 19 92