

SEND TAX NOTICE TO:
DAVID B. HUDSON and M. PEARL HUDSON
4010 Saddle Run Circle
Helena, Alabama 35080

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 Eighty-Nine Thousand Nine Hundred and No/100 (\$89,900.00) 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

DAVID B. HUDSON and M. PEARL HUDSON

(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 34, 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 mineral 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 to Shelby County, Alabama in Deed Book 135, Page 364.
4. Restrictions appearing of record in Real Volume 144, page 124.
5. 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.
6. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 145, Page 705.
7. Agreement with Alabama Power Company of Underground Residential Distribution in Real Volume 145, Page 712.
8. Easements and building line as shown on recorded map.
9. Assignment of Declarant Rights recorded in Book 319, Page 551.

05/06/1992-7401
01:20 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 96.50

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 30th day of April 1992

ATTEST:

BUILDER'S GROUP, INC.

By

Thomas A. Davis
President

Secretary

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned a Notary Public in and for said County in said 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 30th day of April 1992

David F. Ovson
Notary Public