

SEND TAX NOTICE TO:
ROBERT S. BATES and MICHELE P. BATES
116 Berryhill Drive
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 SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-Nine Thousand Nine Hundred and No/100 (\$79,900.00)

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

ROBERT S. BATES and MICHELE P. BATES

(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 5, according to a Resurvey of Lots 4, 5, and 6, Berryhill, being a resurvey of Lots
4 and 5 of Berryhill 2nd Sector as recorded in Map Book 14, page 76, and Lot 6 of
Berryhill 1st Sector, as recorded in Map Book 14, page 43, Shelby County, Alabama, said
Resurvey recorded in Map Book 16, page 12, 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.
3. Right of way granted to Southern Natural Gas Corporation as recorded in Deed Volume
90, page 333; Deed Volume 90, page 445; and Deed Volume 212, page 313.
4. Right of way granted to Plantation Pipe Line Company as recorded in Deed Volume
112, page 364.
5. Right of way granted to Alabaster Water and Gas Board as recorded in Deed Volume
278, page 391.
6. Right of way granted to Shelby County, Alabama as recorded in Deed Volume 280, page
340.
7. 30 foot building line as shown by recorded map. Also as shown by instrument
recorded in Real Volume 390, page 149.
8. 10 foot easement along south and east lot line as shown by recorded map.
9. Right of parties in and to the use of the lake as shown by recorded map.

\$79,251.00 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 con-
tingent 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 encum-
brances,

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 26th day of May 1992

ATTEST:

BUILDER'S GROUP, INC.

By *Thomas A. Davis* President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

Inst. # 1992-09655

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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 26th day of May 1992

David F. Ovson
05/29/1992-09655
12:10 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.50

Notary Public