

SEND TAX NOTICE TO: DFO P141
J. KYLE SEWELL and ELIZABETH SEWELL
105 Berryhill Lane
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 Eighty-One Thousand Two Hundred Fifty and No/100 (\$81,250.00) 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

J. KYLE SEWELL and ELIZABETH SEWELL

(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 20, according to the Survey of Berryhill, 3rd Sector, as recorded in Map Book 16,
Page 28, in the Probate Office of Shelby County, Alabama; being situated in 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. Public utility easements as shown by recorded plat, including 10 feet on the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in instrument 1992-12193.
5. Easement(s) to Southern Natural Gas as shown by instrument recorded in Deed Book 90, Page 333 and 345 and Deed Book 212, Page 313.
6. Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed Book 112, Page 364.
7. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Deed Book 278, page 391.

\$74,708.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-19567

09/10/1992-19567
08:17 AM CERTIFIED

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 28th day of August 19 92

ATTEST:

BUILDER'S GROUP, INC.

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned Thomas A. Davis
State, hereby certify that President of BUILDER'S GROUP, INC.
whose name as
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 28th day of

August

19 92

Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.