

This instrument was prepared by

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

SEND TAX NOTICE TO:  
VINCENT P. TROLLAN and  
SUZANNE R. TROLLAN  
2611 Bridlewood Circle  
Helena, AL 35080 2016

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

Ninety Six Thousand Nine Hundred Eleven and No/100 (\$96,911.00) -----

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

VINCENT P. TROLLAN AND WIFE, SUZANNE R. TROLLAN

(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, to wit:

Lot 6, according to the survey of Dearing Downs, 12th Addition, 2nd Phase,  
as recorded in Map Book 16, Page 17 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. A 20 foot building line from Bridlewood Circle, a 10 foot easement along the rear, a 7.5 foot easement along the West and a easement of irregular width along the southeast corner of subject property as shown by recorded plat.
3. Restrictions as recorded in Real Book 393, Page 138.
4. Right of way to Alabama Power Company as recorded in Vol. 55, Page 454.
5. Right of way to Southern Bell Telephone and Telegraph Company as recorded in Vol. 86 Page 182.
6. Mineral and mining rights incident thereto recorded in Vol. 86, Page 182.

\$92,050.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-22146

10/05/1992-22146  
09:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MJS 11.50

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,  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of September 19 92

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 September

19 92

*David E. Ovson*  
Notary Public