

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

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2104

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 Two Thousand Dollars and No/100 (\$82,000.00)

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

PAUL W. RUSH and MARY BETH RUSH

(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 25, 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 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Building setback line of 30 feet reserved from Berryhill Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including 7.5 feet on the Northeasterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1992-12193 and Map Book 16, page 28.
5. Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed 112, page 364.
6. Easement(s) to Alabaster Water and Gas Board as shown by instrument recorded in Deed Book 278, page 391.

\$81,782.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1992-30838

12/21/1992-30838
02:32 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 7.00

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 11th day of December 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 11th day of December 19 92

Thomas A. Davis
Notary Public

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