

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120

(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
Edward N. Hurst, Jr. and  
Theoleen B. Hurst  
143 Chadwick Drive  
Helena, Alabama 35080

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 One Hundred Thirty-Three Thousand Three Hundred Thirty-Five and No/100 (\$133,335.00) 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

Edward N. Hurst, Jr. and Theoleen B. Hurst

(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 23, according to the survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Easements, rights-of-way and restrictions of record.

Inst # 1994-10193

03/29/1994-10193  
10:52 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 said 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 24th day of March 1994

ATTEST:

Builder's Group, Inc.

By

President

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 24th day of March

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Notary Public