

**SEND TAX NOTICE TO:**

WILLIAM A. DANIEL, JR. and  
(Name) MARY C. DANIEL  
1812 Stone Brook Lane  
(Address) Birmingham, Alabama 35242

This instrument was prepared by

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

Form TICOR 5400 1-84

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - TICOR TITLE INSURANCE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty-One Thousand Seven Hundred Sixty and No/100 (\$141,760.00) 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

WILLIAM A. DANIEL, JR. and MARY C. DANIEL

(herein referred to as GRANTEES) as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7-A, according to the map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of 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 # 1994-14406

05/03/1994-14406  
02:00 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 150.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. 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, unless otherwise noted above, 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 April 1994

ATTEST:

BUILDER'S GROUP, INC.

By

Secretary

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 28th day of April 1994

Notary Public

Inst # 1994-14406