

SEND TAX NOTICE TO:

(Name) Mr & Mrs EDWARD D Rubio

(Address) 109 South View Ln

Bham, AL 35247

This instrument was prepared by

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - ALABAMA TITLE CO., INC., Birmingham, AL.

STATE OF ALABAMA  
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of --Two Hundred Fifty Four Thousand Nine Hundred & 00/100-- (\$254,900.00) DOLLARS

to the undersigned grantor, D. W. G. Builders, 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 D. Rubio and Peggy F. Rubio  
(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 28, according to the Survey of Southpointe, 9th Sector, Phase I, as recorded  
in Map Book 16, page 80, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations,  
if any, of record.

Subject to ad valorem taxes for the current tax year.

\$203,000.00 of the consideration recited above was paid from a mortgage loan executed  
simultaneously herewith.

Inst # 1994-14863

05/05/1994-14863  
02:59 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 60.50

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, George H. Gregory  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of May 19 94  
D. W. G. Builders, Inc.

ATTEST:  
\_\_\_\_\_  
Secretary

By George H. Gregory President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned \_\_\_\_\_ a Notary Public in and for said County in said  
State, hereby certify that George H. Gregory  
whose name as President of D. W. G. Builders, 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 2nd day of May 19 94

George H. Gregory  
Notary Public

Inst # 1994-14863