

SEND TAX NOTICE TO:

W. C. GAINES and
(Name) JUANITA P. GAINES
132 Chadwick Drive
(Address) Helena, Alabama 35080

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 Eight Thousand Six Hundred Sixty-Five and No/100 (\$108,665.00) 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

W. C. GAINES and JUANITA P. GAINES

(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 17, 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 # 1994-20055

06/24/1994-20055
08:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 117.50

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 17th day of June 19 94

ATTEST:

BUILDER'S GROUP, INC.

By  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 17th day of June 19 94


Notary Public