

**SEND TAX NOTICE TO:**

(Name) MIKE L. DILLARD and  
DONNA ROBERSON DILLARD

(Address) 314 Chadwick Place  
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 Fifteen Thousand Three Hundred and No/100 (\$115,300.00) 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

**MIKE L. DILLARD and DONNA ROBERSON DILLARD**

(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 60, according to a resurvey of Lots 58, 59, and 60, Chadwick, Sector 2, as recorded  
in Map Book 18, page 61, 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.

\$92,200.00 of the purchase price recited above was derived from the proceeds of a  
mortgage loan closed simultaneously herewith.

Inst # 1994-20092

06/24/1994-20092  
09:58 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 32.00

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 1994

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 17th day of June 1994

*David F. Ovson*

Notary Public

Inst. # 1994-20092