

SEND TAX NOTICE TO:

Joseph Barry Tidwell
(Name) Christia Tidwell
139 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 Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Ten Thousand Six Hundred Ninety Three and No/100--Dollars (\$110,693.00)

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

Joseph Barry Tidwell and Christia Tidwell
(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 25, 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. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants and conditions of record, if any.

\$99,623.70 of the above mentioned purchase price was paid for from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-23211

07/25/1994-23211
09:38 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

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 20th day of July 1994

ATTEST:

Builder's Group, Inc.

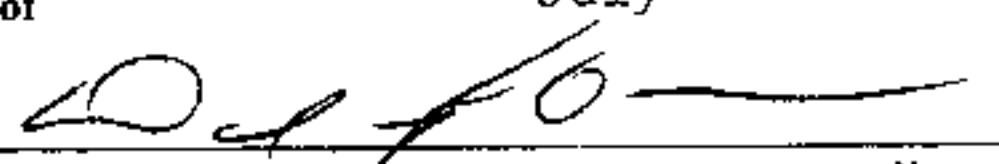
By 
Thomas A. Davis President

STATE OF Alabama }
COUNTY OF Jefferson }

I, the undersigned authority 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 20th day of July 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.


Notary Public

My commission expires:

Inst # 1994-23211