

SEND TAX NOTICE TO:

Tommy Evans
(Name) Beulah G. Evans
1908 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 1-1-7 Rev. 5/82
CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP - LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA }
COUNTY OF SHELBY } KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Forty Six Thousand Six Hundred Fifteen and No/100 Dollars
(\$146,615.00)

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

Tommy Evans and Beulah G. Evans
(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 14-B, 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. Taxes for the year 1994 and subsequent years.
2. Easements, restrictions, reservations, limitations, rights-of-way, covenants
and conditions of record, if any.

The entire purchase price mentioned above was paid for from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-24870
08/09/1994-24870
09:12 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 4th day of August 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 4th day of August 19 94

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

My commission expires:

Notary Public