

Send Tax Notice to: James B. McCorstin, III
Doris E. McCorstin
151 Chadwick Drive
Helena, Al. 35080

This instrument was prepared by

(Name) David F. Ovson, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

Form 1-1-7 Rev. 8-70

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

LAWYERS TITLE INSURANCE CORPORATION, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One Hundred Four Thousand One Hundred Ninety Five and No/100 --Dollars
(\$104,195.00)

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

James B. McCorstin, III and Doris E. McCorstin

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor
of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate,
situated in Shelby County, Alabama, to-wit:

Lot 20, 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.

\$72,000.00 of the above mentioned purchase price was paid for from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-25120

08/11/1994-25120
11:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 41.00

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of
them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every con-
tingent remainder and right of reversion. 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 encum-
brances, 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 5th day of August 19 94

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 5th day of August 19 94

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

My commission expires:

Notary Public

Inst # 1994-25120