

SEND TAX NOTICE TO:
SUSAN MARIE WELBORN and
MICHAEL TODD FOSTER
203 Cedar Bend Circle
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

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

LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Eight Thousand Five Hundred and No/100 (\$88,500.00) 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

SUSAN MARIE WELBORN and MICHAEL TODD FOSTER

(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 8, Block 1, according to the Survey of Cedar Bend, Phase I, as recorded in Map
Book 17, page 139, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable
until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

\$ 88,446.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

1995-08167

03/31/1995-08167
10:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

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,

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 29th day of March 1995

ATTEST:

BUILDER'S GROUP, INC.

By

Thomas A. Davis

President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson
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,

a Notary Public in and for said County in said

Given under my hand and official seal, this the 29th day of March 19 95

David F. Ovson

Notary Public