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Shelby Cnty Judge of Probate, AL
10/02/1996 10:37:14 FILED/CERTIFIED

15-40173

This instrument was prepared by

Send Tax Notice To: James Darren Hamrick

(Name) LANCE, SIMPSON ET AL

314 Chadwick Circle

(Address) 728 Shades Creek Parkway #120, Birmingham, Alabama 35209
ALABAMA, Alabama 35080
CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA
COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of ONE HUNDRED TWENTY NINE THOUSAND ONE HUNDRED THIRTY FIVE AND
NO/100-----DOLLARS (\$129,135.00)
to the undersigned grantor, Builder's Group, Inc.

(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 Darren Hamrick and wife, Rhonda Lynette Hamrick

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

Lot 29, according to a Resurvey of a Resurvey of Lots 28 & 29, Chadwick, Sector 4, as recorded in Map Book 21, page 69, 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 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$122,650.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Post # 1996-32592

10/02/1996-32592
10:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
10-196

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 contingent 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 encumbrances, 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 27th day of September 1996
Builder's Group, Inc.

ATTEST:

Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson

I, David F. Ovsen, 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 27th day of September 1996

NOTARY PUBLIC STATE OF ALABAMA AT LANCE
MY COMMISSION EXPIRES Aug. 27, 2001
BONDED WITH NOTARY PUBLIC UNDERWRITERS

David F. Ovsen Notary Public