

This instrument was prepared by

David F. Ovson

Send Tax Notice To: GREGORY T. MCPHEARSON AND

(Name) LANCE, SIMPSON, ROBINSON & SOMERVILLE

name ANGELA H. MCPHEARSON
112 CRESTMONT LANE

(Address) 728 Shades Creek Parkway, Suite 120

address
PELHAM, ALABAMA 35124

(Address) Birmingham, Alabama 35209-4452

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS
(\$122,800.00),
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

GREGORY T. MCPHEARSON AND WIFE, ANGELA H. MCPHEARSON

(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 to-wit:

LOT 7, ACCORDING TO A RESURVEY OF CRESTMONT, RECORDED IN MAP BOOK 22, PAGE 30, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. AD VALOREM TAXES FOR THE YEAR 1998, WHICH ARE A LIEN, BUT NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1998;
2. EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, CONDITIONS AND COVENANTS FO RECORD.

\$120,092.00 OF THE PURCHASE PRICE RECITED ABOVE WAS DERIVED FROM THE PROCEEDS OF A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HERewith.

Inst # 1998-01166

01/13/1998-01166
09:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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 who is authorized to execute this conveyance, has hereto set its signature and seal, this the 14TH day of NOVEMBER 1997.

ATTEST:

BUILDER'S GROUP, INC.

By Thomas A. Davis
THOMAS A. DAVIS
TITLE: PRESIDENT

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, DAVID F. OVSON

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 14TH day of NOVEMBER 1997.

DAVID F. OVSON

Notary Public

My Commission Expires: 8/27/2000

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