

LAND TITLE COMPANY OF ALABAMA

LS4784J

SEND TAX NOTICE TO:
Don Max Thrower and
Elizabeth Grace Thrower
114 East Stonehaven Circle
Pelham, Alabama 35124

This instrument was prepared by
David E. Ovson, Attorney at Law
(Name) Lange, Simpson, Robinson & Somerville, LLP
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

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 Ninety-Nine Thousand Five Hundred and No/100 (\$99,500.00) 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

DON MAX THROWER and ELIZABETH GRACE THROWER

(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 45, according to the Survey of The Cottages at Stonehaven, First Addition, as
recorded in Map Book 22, page 87, in the Probate Office of Shelby County, Alabama.

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 and covenants of record.

\$98,950.00 of the purchase price recited herein was derived from the proceeds
of a mortgage loan closed simultaneously herewith.

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 it 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 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
19th day of March, 1998.

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson
certify that Thomas A. Davis
whose name as President of

a Notary Public in and for said County in said State, hereby

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 the act of said corporation,

Given under my hand and official seal, this the 19th day of March 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 2000
BONDED THRU NOTARY PUBLIC UNDERWRITER

Notary Public

Inst # 1998-10330

03/24/1998-10330
02:36 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
9.50