

This instrument was prepared by

Send Tax Notice To: Amanda Paige Cullighan

(Name) LANGE, SIMPSON ET AL

name

141 Crestmont Lane

address

(Address) 728 Shades' Creek Parkway #120, Birmingham, Alabama 35208 Bam, Alabama 35124

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 THIRTY THOUSAND TWENTY TWO AND NO/100-----
-----DOLLARS (\$130,022.00)

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 Amanda Paige Cullighan and husband, David Charles Cullighan a corporation,

(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 26, according to a Resurvey of Crestmont, as recorded in Map Book 22, page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Building lines, easements, buffer areas and restrictions as shown by recorded map.
3. Restrictions or covenants recorded in Instrument #1996-41131 and in Instrument #1997-15761.
4. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 514 and by instrument recorded in Volume 120, page 264.
5. Easement recorded in Instrument No. 1997-2638.

\$123,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1998-43739

11/05/1998-43739
12:41 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 15.50

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, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of October 1998
Builder's Group, Inc.

ATTEST:

By Thomas A. Davis
Thomas A. Davis, President

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 30th day of October 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 2000
BONDED TO THE NOTARY PUBLIC UNDER \$10,000

David F. Ovson

Notary Public