

LAND TITLE COMPANY OF ALABAMA

Send Tax Notice To: Bradley John Farris
102 Crestmont Lane
B'ham, AL 35124

LS5137J

This instrument was prepared by

(Name) David F. Ovson, Lange, Simpson, Robinson & Somerville, LLP

(Address) 728 Shades Creek Parkway, Suite 120, Pelham, 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 One Hundred Twenty Three Thousand One Hundred Dollars (\$123,100.00)

to the undersigned grantor, Builder's Group, Inc. a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

Bradley John Farris and wife Maria Helena Miranda Farris

(herein referred to as GRANTEEES) 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

Lot 2, 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.

\$123,100.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said GRANTEEES 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 GRANTEEES, 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 GRANTEEES, 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 12th day of November, 1998.

ATTEST:

Builder's Group, Inc.

Secretary

By Thomas A. Davis 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 the act of said corporation,

Given under my hand and official seal, this the 12th day of November 1998

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

David F. Ovson Notary Public

1998-45406
11/16/1998-45406
11:37 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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