

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
GEORGIA A. THOMPSON
4018 Saddle Run Circle
Pelham, Alabama 35124

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF JEFFERSON

That in consideration of Ninety-One Thousand and No/100 (\$91,000.00)----- DOLLARS,

to the undersigned grantor, BUILDER'S GROUP, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto GEORGIA A. THOMPSON

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 30, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, Page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.

2. Title to all mineral within and underlying the premises, together with all mining rights and other rights, privileges, immunities and release of damages relating thereto as recorded in Deed Book 79, Page 297.

3. Right of way to Shelby County, Alabama in Deed Book 135, Page 364.

4. Restrictions appearing of record in Real Volume 144, page 124.

5. Right of way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 579.

6. Terms, agreements and right of way to Alabama Power Company as recorded in Real Volume 145, Page 705.

7. Agreement with Alabama Power Company of Underground Residential Distribution in Real Volume 145, Page 712.

8. Easements and building line as shown on recorded map.

9. Assignment of Declarant Rights recorded in Book 319, Page 551.

10. Right of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551 and Deed Book 112, Page 49.

\$70,000.00 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 GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 the same to the said GRANTEE, his, her or 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, hereto set its signature and seal,

this the 12th day of May, 1992

ATTEST:

BUILDER'S GROUP, INC.

Inst # 1992-08424

Secretary By
05/15/1992-08424
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOY RCD 27.50

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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 12th day of May, 1992