

Send Tax Notice To:

640

Builder's Group, Inc.  
#1 Office Park Circle  
Suite 330

Birmingham, Alabama 35223

THIS INSTRUMENT PREPARED BY:

Charles A. J. Beavers, Jr.

NAME: Bradley, Arant, Rose & White

1400 Park Place Tower

ADDRESS: Birmingham, Alabama 35203

Form 1-1-4

CORPORATION FORM WARRANTY DEED-- ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS,

to the undersigned grantor, Gibson-Anderson-Evins, Inc., a corporation,  
in hand paid by Builder's Group, Inc.,

the receipt of which is hereby acknowledged, the said  
Gibson-Anderson-Evins, Inc.,

does by these presents, grant, bargain, sell and convey unto the said  
Builder's Group, Inc.,

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 16, 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 due and payable October 1, 1988.
  2. Building setback line of 20 feet reserved from Saddle Run Circle,  
as shown by recorded plat.
  3. Public utility easement as shown by recorded plat, including a  
20 foot easement for sanitary sewer on the rear.
- (CONTINUED ON REVERSE)

TO HAVE AND TO HOLD, To the said

Builder's Group, Inc., its successors

~~xxxx~~ and assigns forever.

And said Gibson-Anderson-Evins, Inc.,  
and assigns, covenant with said Builder's Group, Inc., its successors

does for itself, its successors

~~xxxx~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances,  
except as shown above, 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

Builder's Group, Inc., its successors

~~xxxxxxx~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc.,

by its

President, L.S. Evins, III,

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 8th day of February, 1988.

ATTEST:

Gibson-Anderson-Evins, Inc.

By L.S. Evins, III, ITS President

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in  
said State, hereby certify that L.S. Evins, III,  
whose name as President of Gibson-Anderson-Evins, 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 8th day of February, 1988.

Notary Public

(CONTINUED FROM FRONT)

SUBJECT TO:

4. Transmission Line Permits to Alabama Power Company as set out in instrument recorded in Deed Book 101, Page 551, and Deed Book 112, Page 49, in said Probate Office.
5. Right of way granted to Shelby County as shown by instrument recorded in Deed Book 135, Page 364, in said Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 79, Page 297, in said Probate Office.
7. Restrictions, Covenants and Conditions as set out in instrument recorded in Real 144, Page 124, in said Probate Office.

STATE OF ALA, SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 FEB 10 AM 10:37

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>17.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>23.50</u>

88 FEB 10 10:37 AM

Return to: Charles A. Snowden, Jr.  
1400 Park Plaza Tower  
Bham, AL 35203

TO

**WARRANTY DEED**

STATE OF ALABAMA  
COUNTY OF \_\_\_\_\_

Office of the Judge of Probate:

Recording Fee \$ \_\_\_\_\_

Deed Tax \$ \_\_\_\_\_

This Form Furnished By  
ALABAMA TITLE CO., INC.  
615 North 21st Street  
Birmingham, Alabama

BOOK 170 PAGE 757