

296

This instrument prepared by:
Terry W. Gloor
2015 2nd Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Builder's Group, Inc.
#1 Office Park Circle
Suite 330, B'ham, AL 35223

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten Dollars (\$10.00) and other good and valuable consideration to the undersigned grantors, Fidelity Venture, Inc., a corporation and R & H, Inc., a corporation, in hand paid by Builder's Group, Inc., the receipt whereof is hereby acknowledged, the said Fidelity Venture, Inc. and R & H, Inc., do 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:

Lots 7, 10 and 12 according to the Map and Survey of Carriage Hill, Phase I, a residential subdivision, as recorded in Map Book 13, Page 31, in the Probate Office of Shelby County, Alabama.

BOOK 225 PAGE 382

SUBJECT TO: Taxes for 1989 and subsequent years; Transmission line permits to Alabama Power Company as recorded in Deed Book 105, Page 252; Deed Book 105, Page 253; Deed Book 119, Page 456; and Deed Book 142, Page 85 in Probate Office; Restrictions as recorded in Real Record 222, Page 447, in the Probate Office of Shelby County, Alabama; 35 foot building set back line from Carriage Hill Lane as shown on recorded map of said subdivision (as to Lots 10 and 12); 35 foot building set back line from Carriage Hill Circle as shown on recorded map of said subdivision (as to Lot 7); 10 foot utility easement over the South side of said lot with easement of varying width over the East side of said lot as shown on recorded map (as to Lot 7); 10 foot utility easement over the South side of Lot 10 and 5 foot utility easement over the North side of Lot 12, as shown on recorded map of said subdivision.

TO HAVE AND TO HOLD to the said Builder's Group, Inc., its successors and assigns forever.

And said Fidelity Venture, Inc. and R & H, Inc. do for themselves, their successors and assigns, covenant with the said Builder's Group, Inc., its successors and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that they have a good right to sell and convey the same as aforesaid; that they will, and their successors and assigns shall warrant and defend the same to the said Builder's Group, Inc., its successors and assigns forever against the lawful claims of all persons.

Johnston, Connell & Gloor

IN WITNESS WHEREOF, the said Fidelity Venture, Inc. by its President, Thomas Murphy, and the said R & H, Inc., by its President, Bobby J. Rast, who are authorized to execute this conveyance, have hereto set its signatures and seals this the 30th day of December, 1988.

WITNESS:

T. H. Rast

FIDELITY VENTURE, INC.

BY:

Thomas Murphy
President

R & H, INC.

WITNESS:

T. H. Rast

BY:

Bobby J. Rast
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 Murphy, whose name as President of Fidelity Venture, 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 30th day of December, 1988.

Donna H. Jones (SEAL)
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1990

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, The undersigned, a Notary Public, in and for said County, in said State, hereby certify that Bobby J. Rast whose name as President of R & H, 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 29th day of December, 1988.

Donna H. Jones (SEAL)
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1990

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

89 FEB -3 PM 4:16

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Dead Tax	\$ <u>34.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>45.00</u>