

This instrument was prepared by

1388

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#113/89

Send tax notice: Carolyn A. Wailes
4036 Saddle Run Circle
Helena, Al. 35080

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-six thousand five hundred and no/100
(\$96,500.00)

DOLLARS,

to the undersigned grantor, Builders 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

Carolyn A. Wailes

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

Lot 21, 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.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$77,200 of the above mentioned purchase price was paid for from a mortgage loan which was closed simultaneously herewith.

1. Deed Tax \$ 14.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 25.00

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 authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 14 day of July, 19 89.

ATTEST:

BUILDERS GROUP, INC.

Secretary

By

THOMAS A. DAVIS

President

STATE OF Alabama

89 JUL 27 PM 12:49

COUNTY OF Jefferson
I, the undersigned

Notary Public in and for said County, in said State,
JUDGE OF PROBATE

hereby certify that Thomas A. Davis

whose name as President of Builders 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

14

day of

July

19 89

Notary Public