

This instrument was prepared by

3668 PAGE 521

SEND TAX NOTICE TO:
Builder's Group, Inc.
1 Office Park Circle
Suite 330
Birmingham, AL 35523

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

50% - Jefferson Co.
50% - Shelby Co.

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

STATE OF ALABAMA

3029

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Forty-Seven Thousand Five Hundred and No/100----- DOLLARS,

to the undersigned grantor, SOUTHLAND 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 BUILDER'S GROUP, INC.

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

Lots 1-10, inclusive, according to the Survey of Cahaba Pointe Addition to Wine Ridge, as recorded in Map Book 157, page 18, in the Probate Office of Jefferson County, Alabama, also recorded in Map Book 12, page 97, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Ad valorem taxes for the year 1989, which are a lien, but not yet due and payable until October 1, 1989. 2) Building line as shown by recorded Map Book 157, page 80, in the Probate Office of Jefferson County, Alabama. 3) Easement as shown by recorded Map Book 12, page 97, in the Probate Office of Shelby County, Alabama. 3) Flood plane as shown by recorded Map Book 12, page 97, in the Probate Office of Shelby County, Alabama. 4) Restrictions as recorded in Real 215, page 502, in the Probate Office of Shelby County, Alabama. 5) Agreement with Alabama Power Company as recorded in Real 215, page 512, in the Probate Office of Shelby County, Alabama. 6) Right of way to Alabama Power Company as recorded in Volume 2785, page 44 and Volume 3280, page 129, in the Probate Office of Jefferson County, Alabama.

BOOK 262 PAGE 284

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED FOR TAX PD IN JEFF. CO.
89 OCT 19 AM 9:57

250
300
100
100

750

STATE OF ALA. JEFFERSON CO.
I CERTIFY THIS INSTRUMENT WAS FILED ON

1989 AUG 29 AM 9:31

RECORDED & S. L. HIG. TAX & S. DEED TAX HAS BEEN PD. ON THIS INSTRUMENT

James C. [Signature]
JUDGE OF PROBATE

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 28th day of August, 1989

ATTEST: _____
Secretary

SOUTHLAND GROUP, INC.
By Robert Reynolds
President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Robert Reynolds
whose name as President of SOUTHLAND 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 28th day of August, 1989

[Signature]