

472

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

SEND TAX NOTICE TO:
Builder's Group, Inc.
#1 Office Park Circle
Birmingham, AL 35223

55,000.00

STATE OF ALABAMA)

CORPORATION WARRANTY DEED

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of Ten & No/100 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 4, 6 and 7, according to the Map and Survey of Carriage Hill, Phase II, as recorded in Map Book 13, Page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for 1990 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; Deed Book 142, Page 85 in the Probate Office; Restrictions as recorded in Real Record 262, Page 22, in the Probate Office of Shelby County, Alabama; 35 foot building set back line from Carriage Hill Drive as shown on recorded map of said subdivision; 10 foot utility easement over the South side of Lot 4, as shown on recorded map of said subdivision; 10 foot utility easement over the South and East sides of Lot 6, as shown on recorded map; 10 foot utility easement over the East side of Lot 7, as shown on recorded map.

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

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Robinson, Cornwell & Gloor

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.

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 3rd day of November, 1989.

WITNESS:

FIDELITY VENTURE, INC.

Frances C. Taylor

Thomas Murphy
President

WITNESS:

R & H, INC.

[Signature]

[Signature]
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, 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, 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 on this the 3rd day of November, 1989.

Tonna H. Jones (SEAL.)
Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

MY COMMISSION EXPIRES OCTOBER 29, 1990

I, the undersigned authority, 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, 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 on this the 3rd day of November, 1989.

Tonna H. Jones (SEAL.)
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1990

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

89 NOV -7 PM 3:01

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax -----	\$ <u>52.00</u>
2. [unclear] -----	\$ _____
3. [unclear] -----	\$ <u>5.00</u>
4. [unclear] -----	\$ <u>3.00</u>
5. [unclear] -----	\$ _____
6. [unclear] -----	\$ <u>1.00</u>
Total -----	\$ <u>64.00</u>

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