1128

17,500

Return to: Terry Gloor Consell & Gloor
2015 2nd Avenue North
Birmingham, AL

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 Builders's Group, Inc. the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 22 according to the Map and Survey of Carriage Hill, Phase II, a residential subdivision, 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; and Deed Book 142, Page 85 in 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 Drive as shown on recorded map of said subdivision; 5-foot utility easement over the North side of lot as shown on recorded map of said subdivision; easement to Alabama Power Company and South Central Bell Telephones Company recorded in Real Book 273, Page 230 in Probate Office.

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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.

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 15th day of February, 1990.

WITNESS:

FIDELITY VENTURE, INC.

BY: _____
President

R & H, INC.

BY: _____
President

WITNESS:

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 15th day of February, 1990.

_____ (SEAL)
Notary Public

MY COMMISSION EXPIRES OCTOBER 29, 1990

BOOK 279 PAGE 333

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 by hand and official seal this 15th day of February, 1990.

_____ (SEAL)
Notary Public

MY COMMISSION EXPIRES APRIL 23, 1991

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

90 FEB 19 AM 8:35

_____
JUDGE OF PROBATE

1. Deed Tax	$ 17.50
2. Mtg. Tax	$
3. Recording Fee	$ 5.00
4. Indexing Fee	$ .50
5. No Tax Fee	$
6. Certified Fee	$ 1.00
Total	$ 24.00