

This instrument was prepared by

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

401
SEND TAX NOTICE TO:
Catherine B. Radney
126 Carriage Drive
Maylene, Alabama 35114

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON

That in consideration of Seventy-Eight Thousand Nine Hundred and No/100 (\$78,900.00)----DOLLARS,
to the undersigned grantor, BUILDER'S 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 CATHERINE B. RADNEY

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

Lot 7, according to the Survey of Carriage Hill, Phase II, as recorded in Map Book 13,
Page 129, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1990, which are a lien, but not yet due and payable until October 1, 1990.
2. Building setback line of 35 feet reserved from Carriage Hill Drive as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot on the rear of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real Volume 262, Page 22, in the Probate Office of Shelby County, Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 105, Page 252; Deed Book 105, Page 253; Deed Book 119, page 459; and Deed Book 142, Page 85, in said Probate Office.
6. Easement to South Central Bell and Alabama Power Company as shown by instrument recorded in Real 272, Page 230, in said Probate Office.

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 February, 19 90

ATTEST: I CERTIFY THIS
INSTRUMENT WAS FILED

BUILDER'S GROUP, INC.

90 MAR -7 AM 10:36

Secretary

By

President

STATE OF ALABAMA
JUDGE OF PROBATE
COUNTY OF JEFFERSON
I, the undersigned

Deed & tax 79.00
250
300
100
85.50

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

hereby certify that Thomas A. Davis

whose name as President of BUILDER'S 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 February, 1990

Notary Public