

1450

SEND TAX NOTICE TO:

Builder's Broup, Inc.  
# 1 Office Park Circle, Suite 330  
Birmingham, Alabama 35223

Instrument was prepared by:

Jack R. Thompson, Jr.  
808 29th Street South, Suite 300  
Birmingham, Alabama 35205

CORPORATION WARRANTY DEED

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Thirty Eight Thousand and No/100 Dollars to the undersigned Grantor, JEFFERSON CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto BUILDER'S GROUP, INC., a corporation, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1, 7, 8, 9, 10, 14, 20 and 23, according to the Map and Survey of Augusta Pointe, as recorded in Map Book 14, Page 9, and in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 1990.

Subject to Agreement for underground residential distribution in favor of Alabama Power Company as recorded in Real Volume 215, Page 506; together with restrictive covenants pertaining thereto, as recorded in Real Volume 215, Page 505.

Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 230, Page 813.

Subject to Restrictive Covenants of Augusta Pointe recorded in Real Volume 253, Page 706.

TO HAVE AND TO HOLD Unto the said GRANTEE, its successors and assigns, forever.

AND said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, its successors and assigns, that it is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, 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, its successors and assigns forever, against the lawful claims of all persons.


IN WITNESS WHEREOF, the said GRANTOR, by its President, I. L. O'Sullivan, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 14 day of August, 1990.

JEFFERSON CONSTRUCTION COMPANY, INC.

I. L. O'SULLIVAN, JR., its President

BOOK 306 PAGE 30

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I. L. O'Sullivan, Jr., whose name as President of Jefferson Construction Company, 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 this conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

  
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Notary Public (S E A L)

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JUDGE OF PROBATE

1. Dead Tax	\$	138	00
2. ...	\$	5	00
3. ...	\$	5	00
4. ...	\$	1	00
5. ...	\$	147	00