

1094

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

Send Tax Notice To: BUILDER'S GROUP, INC.  
name 1 Office Park Circle  
Suite 330  
address Birmingham, AL 35223

**WARRANTY DEED-**

STATE OF ALABAMA }  
JEFFERSON COUNTY } **KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of Sixteen Thousand Five Hundred and No/100 (\$16,500.00)----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
ANNE S. LOGAN MITCHELL, a married woman

(herein referred to as grantor, whether one or more), 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 Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Harbor Towne, as recorded in Map Book 13, page 74, in the Probate Office of 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. 15 easement on rear and 10 foot easement on Northeast as shown by recorded map.
3. 35 foot building line as shown by recorded map.
4. Restrictions appearing of record in Real 242, page 569, in the Probate Office of Shelby County, Alabama.
5. Right of way to Southern Bell Telephone and Telegraph Company as recorded in Volume 337, page 329, in said Probate Office.

Anne S. Logan Mitchell and Anne S. Logan is one and the same person.

The property conveyed herein does not constitute the homeplace of the grantor or her spouse.

1. Ad Valorem Taxes	16.50
2. ...	...
3. ...	3.80
4. ...	3.80
5. ...	...
6. Contingent Fees	1.00
<b>Total</b>	<b>25.10</b>

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TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 14th day of September, 1990.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS INSTRUMENT WAS FILED  
90 SEP 19 AM 9:52

*Anne S. Logan Mitchell* (Seal)  
ANNE S. LOGAN MITCHELL (Seal)

STATE OF ALABAMA JUDGE OF PROBATE  
JEFFERSON COUNTY

**General Acknowledgment**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ANNE S. LOGAN MITCHELL, a married woman whose name 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 she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of September, A. D., 1990

*[Signature]*  
Notary Public