

1654  
Send tax notice to  
Builder's Group, Inc.

This instrument prepared by  
Charles A. J. Beavers, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

Box 319, inc 548  
That in consideration of One Hundred Ninety Thousand and no/100 Dollars (\$190,000.00) in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Builder's Group, Inc., (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 1,2,29,30,31,32,33,34,35,37,59,60,61 and 62, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except those mineral and mining rights which have been previously severed or to which Grantor does not have title, it being the intention of Grantor to hereby convey only those mineral and mining rights to which Grantor has title. Grantor makes no warranty as to the status of the title to the mineral and mining rights.

Bradley, Arant

**SUBJECT TO:**

1. Current ad valorem taxes.
2. Title to all minerals within and underlying the premises, together with all mining rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 79, Page 297.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 551; and Deed Book 112, Page 49.
4. Right of Way to Shelby County, Alabama, in Deed Book 135, Page 364.
5. Restrictions appearing of record in Real Volume 144, Page 124.
6. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Real Volume 157, Page 579.
7. Terms, agreements and right of way to Alabama Power Company, as recorded in Real Volume 145, Page 705.
8. Agreement with Alabama Power Company for Underground Residential Distribution as shown by instrument(s) recorded in Real Volume 145, Page 712.
9. Easements and building line as shown on recorded map.
10. Easements, restrictions, reservations and rights-of-way of record.

**TO HAVE AND TO HOLD** to 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; 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, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc., by L. S. Evins, III, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this the 21st day of November, 1990.

GIBSON-ANDERSON-EVINS, INC.

By 

L. S. Evins, III  
Its President

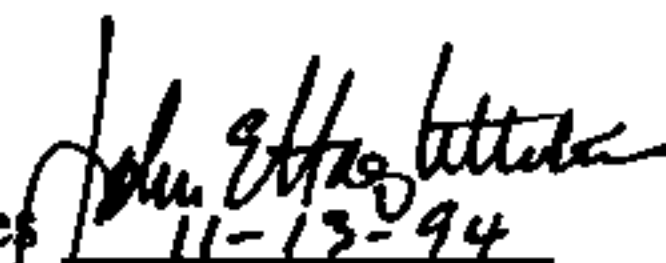
STATE OF ALABAMA  
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, Inc., an Alabama 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 President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 21st day of November, 1990.

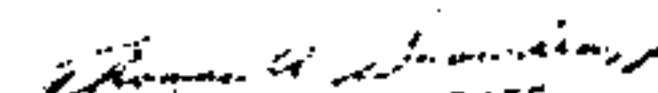
[NOTARIAL SEAL]

Notary Public  
My commission expires

  
11-13-94

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

90 NOV 26 PM 12: 59

  
JUDGE OF PROBATE

1. Deed Tax	\$190.00
2. Mtg. Tax	\$
3. Recording Fee	\$1.50
4. Indexing Fee	\$2.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$201.50