

SEND TAX NOTICE TO:
KATHY A. ARMSTRONG
102 Augusta Way
Helena, Alabama 35080

This instrument was prepared by

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

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Seven Thousand and no/100 (\$97,000.00)----- 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 KATHY A. ARMSTRONG

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

Lot 1, according to the Survey of Augusta Pointe, as recorded in Map Book 13, page 19
and in Map Book 13, page 126, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1991, which are a lien, but not yet due and payable until October 1, 1991.
2. 30 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Agreement with Alabama Power Company as recorded in Real 215, page 506, in the Probate Office of Shelby County, Alabama.
5. Restrictions regarding Alabama Power Company as recorded in Real 215, page 505, in said Probate Office.
6. Right of way to Alabama Power Company as recorded in Real 230, page 813, in said Probate Office.
7. Restrictions appearing of record in Real 253, page 706, in said Probate Office.

\$96,170.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

1. Deed Tax	\$ 7.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 17.50

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 10th day of January, 1991

ATTEST:

BUILDER'S GROUP, INC.,

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

hereby certify that

Thomas A. Davis JUDGE OF PROBATE

By Thomas A. Davis
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JAN 17 AM 9:28

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

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 10th day of January, 1991

Notary Public

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