

SEND TAX NOTICE TO:

(Name) Builder's Group, Inc.  
#1 Office Park Circle, Suite 330  
(Address) Birmingham, Alabama 35223

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law

(Address) 728 Shades Creek Parkway, Suite 120, Birmingham, Alabama 35209

Form TICOR 5100 1-84

**WARRANTY DEED—TICOR TITLE INSURANCE**

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Sixty Thousand and No/100 (\$60,000.00) -----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I  
or we, WINDY OAKS, An Alabama Partnership

(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:

Lots 6, 7, 12, and 16, according to the Survey of Harbor Towne, as recorded in Map Book 13, page 74, in the Probate Office of Shelby County, Alabama; being situated in 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. Building setback line of 35 feet reserved from Buckingham Place for all lots.
3. Public Utility easements as shown by recorded by plat, including a 30 foot Alabama Gas Co. easement on the northwesterly side of Lot 6; an irregular Alabama Gas Co. easement on the Northwestern side of Lot 7; a 30 foot Alabama Gas Co. easement on the Southeasterly corner, a 15 foot on the Easterly rear and a 10 foot easement on the Northerly side of Lot 12; also a 15 foot easement on the Northerly rear and a 10 foot on the Westerly side of Lot 16.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 242, page 569, in the Probate Office of Shelby County, Alabama.
5. Right of way granted to South Central Bell by instrument recorded in Deed Book 337, page 239, in said Probate Office.
6. Right of way granted to South Central Bell and Alabama Power Company Company by instrument recorded in Real 279, page 945, in said Probate Office.
7. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 91, pages 406, 407 and 409, in said Probate Office.

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, we have hereunto set OUR hands(s) and seal(s), this 8th  
day of March, 1991

WINDY OAKS, An Alabama Partnership

BY: SHELBY HOMES, INC., General Partner

BY: [Signature] (Seal)  
Its President

BY: ROY MARTIN CONSTRUCTION, INC., General Partner (Seal)

BY: [Signature] (Seal)  
Its President

STATE OF ALABAMA

COUNTY

**General Acknowledgment**

I, \_\_\_\_\_, a Notary Public in and for said County, in said State,  
hereby certify that \_\_\_\_\_  
whose name \_\_\_\_\_ signed to the foregoing conveyance, and who \_\_\_\_\_ known to me, acknowledged before me  
on this day, that, being informed of the contents of the conveyance \_\_\_\_\_ executed the same voluntarily  
on the day the same bears date.

Given under my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_ A. D., 19\_\_\_\_\_

Notary Public.

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that Reid Long, President of Shelby Homes, Inc., a corporation, General Partner of Windy Oaks, An Alabama General Partnership, whose name as President of said General Partner, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation for said partnership.

Given under my hand and official seal this 8th day of March, 1991.

  
NOTARY PUBLIC

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said county in said state, hereby certify that Roy Martin, President of Roy Martin Construction, Inc., a corporation, General Partner of Windy Oaks, An Alabama General Partnership, whose name as President of said General Partner, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he as such officer, and with full authority, executed the same voluntarily for and as the act of said corporation for said partnership.


Given under my hand and official seal this 8th day of March, 1991.

  
NOTARY PUBLIC

BOOK 333 PAGE 04

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

91 MAR 12 AM 8:54

  
JUDGE OF PROBATE

1. Deed Tax	\$ 60.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Copy	\$ 1.00
Total	\$ 69.00