

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
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Birmingham, Alabama 35209

SEND TAX NOTICE TO:
BEVERLY DIANE POWELL
4033 Saddle Run Circle
Pelham, Alabama 35124

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

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of Eighty-Nine Thousand Nine Hundred and No/100 (\$89,900.00)----- 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 BEVERLY DIANE POWELL

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

Lot 62, according to the Map and Survey of Saddle Run Subdivision, as recorded in Map
Book 11, Page 28, 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) 20 foot building line from Saddle Run Circle
and a 10 foot utility easement along the front lot line, as shown on recorded map.
3) Title to all minerals within and underlying the premises, together with all mining
rights and other rights, privileges, and immunities relating thereto as recorded in
Deed Book 79, Page 297. 4) Right of way granted to Alabama Power Company by
instrument(s) recorded in Deed Book 101, Page 551 and Deed Book 112, Page 49. 5) Right
of way to Shelby County in Deed Book 135, Page 364. 6) Restrictions appearing of
record in Book 144, Page 124. 7) Terms, agreements and right of way to Alabama Power
Company, as recorded in Book 145, Page 705. 8) Agreement with Alabama Power for
underground residential distribution as recorded in Book 145, Page 712. 9) Assignment
of Declarant Rights as recorded in Book 319, Page 551. 10) Right of way in favor of
Alabama Power Company and South Central Bell Telephone Company by instrument(s)
recorded in Book 157, Page 579.

\$60,000.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

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 encum-
brances, 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,

this the 29th day of April 1991

ATTEST:

NOTARY PUBLIC
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAY -8 AM 8:36 Secretary

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

hereby certify that Thomas A. Davis

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 29th day of April 1991

Notary Public