

4016

This Instrument Prepared By:
James F. Burford, III, Attorney at Law
Suite 200, 100 Vestavia Office Park
Birmingham, Alabama 35216

Send Tax Notice To:
Builder's Group, Inc.
#101766 PMK CIRCLE
Bham. AL 35223

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fifteen Thousand Five Hundred and No/100 Dollars (\$15,500.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, J. C. HEARN CO., INC. (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BUILDERS GROUP, INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 28, according to the Map of Berryhill, First Sector, as recorded in Map Book 14, Page 43 in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes for the year 1991 and thereafter, easements, restrictions and rights-of-way of record and declaration of protective covenants for Berryhill First Sector as recorded in Book 347, Page 206 in the Office of the Judge of Probate of Shelby County, Alabama.

TO HAVE AND TO HOLD to the said Grantee, its heirs and assigns forever.

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

IN WITNESS WHEREOF, I have hereunto set my hands and seals this 8th day of June, 1991.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN 25 AM 10:02

JUDGE OF PROBATE
STATE OF CALIFORNIA)
RIVERSIDE COUNTY)

1550
250
300
100
2200

J. C. HEARN CO., INC.

By:

John C. Hearn

Its: President

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN C. HEARN, whose name as President of J. C. HEARN CO., 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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



Christina R. Gallego
Notary Public
My Commission Expires: 01-22-93