

This instrument was prepared by

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

SEND TAX NOTICE TO:
JOHNNIE M. JONES
4004 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-Eight Thousand Nine Hundred and No/100 (\$88,900.00) --- 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 JOHNNIE M. JONES

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

Lot 37, 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.

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) Title to all minerals within and underlying the
premises, together with all mining rights and other rights, privileges, immunities and
release of damages relating thereto 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 122, 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
and Real Volume 145, page 705. 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 in Real Volume 145,
Page 712. 9) Assignment of Declarant Rights recorded in Book 319, page 551. 10) 20
foot building setback line from Saddle Run Circle,; 20 foot sewer easement along front
line, as shown on recorded map.

\$40,000.00 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 22nd day of August 1991

ATTEST:

Secretary

By

BUILDER'S GROUP, INC.

President

STATE OF ALABAMA

COUNTY OF JEFFERSON
I, the undersigned

hereby certify that Thomas A. Davis

whose name as President of BUILDER'S GROUP, INC.

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 22nd day of August 1991

Notary Public