

This instrument was prepared by

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

SEND TAX NOTICE TO:  
NANCY GAIL RANDOLPH  
135 Braxton Way  
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 Ninety Thousand Five Hundred Eighty-Five and No/100 (\$90,585.00) 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 NANCY GAIL RANDOLPH

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

Lot 77, according to the amended map of the Resurvey of the Final Plat Phase III,  
Stratford Place, as recorded in Map Book 14, Page 38, 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) Restrictions appearing of record in Real Volume  
252, Page 269. 3) Title to all minerals within and underlying the premises, together  
with all mining rights and other rights, privileges and immunities relating thereto,  
together with any release of liability for injury or damage to persons or property as  
a result of the exercise of such rights as recorded in Deed Book 6, Page 22. 4) Right  
of way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101,  
Page 551; Real Volume 127, Page 63; and Real Volume 167, Page 401. 5) Agreement with  
Alabama Power Company for underground residential distribution as shown by  
instrument(s) recorded in Real Volume 298, Page 912. 6) Terms, agreements and right  
of way to Alabama Power Company, as recorded in Real Volume 298, Page 886. 7) Water  
and sewer easement to City of Pelham, as recorded in Real Volume 111, Page 673. 8)  
20 foot easement for public utilities along the North lot line; 7.5 foot private access  
easement along the South line, as shown on recorded map.

\$70,500.00 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,

President, who is

this the 16th day of September, 19 91

ATTEST:

BUILDER'S GROUP, INC.

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

hereby certify that Thomas A. Davis

Secretary

1. Deed Tax \$20.50  
2. Mtg. Tax \$3.50  
3. Recording Fee \$3.00  
4. Indexing Fee \$1.00  
5. No Tax Fee \$1.00  
6. Certified Fee \$27.00

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

16th

day of

September

, 19 91