

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:
VICKYE R. BYRON
2273 Richmond 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 One Hundred Nine Thousand and No/100 (\$109,000.00)----- 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 VICKYE R. BYRON

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

Lot 8, according to the Survey of Chanda Terrace, 5th Sector, as recorded in Map Book
14, page 10, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: 1) Ad valorem taxes for the year 1992, which are a lien, but not yet due
and payable until October 1, 1992. 2) 10 foot easement on rear as shown on recorded
map. 3) Restrictions as shown by recorded map. 4) Restrictions appearing of record
in Real 278, page 227. 5) Right of way granted to Alabama Power Company by instrument
recorded in Volume 179, page 375; Volume 315, page 297; and Volume 306, page 390. 6)
Agreement with Alabama Power Company recorded in Real 298, page 933. 7) Restrictions
regarding Alabama Power Company recorded in Real 298, page 895. 8) Agreement recorded
in Volume 264, page 28. 9) Reservation in Map Book 14, page 10 as follows: Sink Hole
Prone Areas-The Subdivision shown hereon including lots and streets, lies in an area
where natural lime sinks may occur. Shelby County, Shelby County Engineer, Shelby
County Planning Commissioner and the individual members thereof and all other agents,
servants and employees of Shelby County, Alabama, make no representations that the
subdivision lots and streets are safe or suitable for residential construction, or for
any purpose whatsoever. "Area underlain by limestone and thus may be subject to lime
sink activity." 10) Mineral and mining rights and rights incident thereto recorded
in Volume 196, page 548.

\$103,550.00 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 30th day of December 19 91

ATTEST:

BUILDER'S GROUP, INC.

President, who is

1. Deed Tax	\$5.50
2. Mtg. Tax	\$
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00

\$12.00

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

By

President

STATE OF ALABAMA

92 JAN -6 PM 12:52

COUNTY OF JEFFERSON

I, the undersigned

JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

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 30th day of December 19 91

Notary Public