

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:  
PEGGY E. SINQUEFIELD  
130 Norridge Place  
Pelham, Alabama 35124

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Ninety-Eight Thousand Nine Hundred and No/100 (\$98,900.00)---- 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 PEGGY E. SINQUEFIELD

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

Lot 21, according to the Amended Map of the Resurvey of the Final Plat, Phase III,  
Stratford Place, recorded in Map Book 14, page 38, 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) Restrictions as shown by recorded map. 3) 20  
foot building line as shown by recorded map. 3) 10 foot easement on front and rear,  
as shown by recorded map. 4) Restrictions appearing of record in Real 252, page 269.  
5) Mineral and mining rights and rights incident thereto recorded in Volume 6, page  
22. 6) Right of way granted to Alabama Power Company by instrument recorded in Volume  
101, page 551; Real 127, page 63; and Real 167, page 401. 7) Agreement with Alabama  
Power Company recorded in Real 298, page 912. 8) Restrictions regarding Alabama Power  
Company recorded in Real 298, page 886. 9) Water and Sewer Easement to the City of  
Pelham, recorded in Real 111, page 673.

\$76,708.00 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 3rd day of January 19 92

ATTEST:

BUILDER'S GROUP, INC.

President, who is

1. Deed Tax	\$22.50
2. Mtg. Tax	\$
3. Recording Fee	\$2.50
4. Indexing Fee	\$3.00
5. No Tax Fee	\$
6. Certified Fee	\$1.00
Total	\$29.00

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

By

President

STATE OF ALABAMA

92 JAN - 8 PM 12:45

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 3rd day of January 19 92

Notary Public