

1025

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

Send Tax Notice To:
Builders Group, Inc.
1 Office Park Circle, Ste. 330
Birmingham, AL 35203

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of THIRTEEN THOUSAND SEVEN HUNDRED FIFTY AND NO/100 DOLLARS (\$13,750.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, ROBERT F. STANFORD, a married man (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 4, according to Map of Berryhill, 2nd Sector, as recorded in Map Book 14, Page 76, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1992 and thereafter; (2) Easements to Southern Natural Gas Corporation as recorded in Deed Book 90, Page 333; Deed Book 90, Page 445; and Deed Book 212, Page 313, in Probate Office; (3) Easement to Plantation Pipe Line as recorded in Deed Book 112, Page 364, in Probate Office; (4) Easement to Alabaster Water and Gas Board as recorded in Deed Book 278, Page 391, in Probate Office; (5) Right of way to Shelby County as recorded in Deed Book 280, Page 340, in Probate Office; (6) Utility easements as shown on recorded map; (7) 35-foot building set back line from Berryhill Drive as shown on recorded map; (8) Rights of other parties in and to the use of the lake as shown on recorded map; (9) Declaration of Protective Covenants and Conditions as recorded in Real Book 347, Page 231 in Probate Office.

The property conveyed herein is not the homestead of the Grantor.

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

And I do for myself and for my heirs, executors and administrators, covenant with said Grantee, its successors 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 successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the I have hereunto my hand and seal, this the 7th day of February, 1992.


Robert F. Stanford

BOOK 388 PAGE 797

David Owen

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that ROBERT F. STANFORD, a married man, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this date that, being informed of the contents of said instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 7th day of February, 1992.

Patricia L. Hand
Notary Public
My Commission Expires: _____

My Commission Expires: 12/31/95

BOOK 388 PAGE 798

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

92 FEB 13 PM 1:10

Patricia L. Hand
JUDGE OF PROBATE

1. Deed Tax	\$ 14.00
2. Mtg. Tax	\$ 5.00
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certificate Fee	\$ 1.00
Total	\$ 23.00