

1023

TITLE NOT EXAMINED BY PREPARER

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
Office Park Circle, Ste 330
Birmingham AL 35203

WARRANTY DEED

²³ HAWAII
STATE OF ~~ALABAMA~~)
²³ HONOLULU
~~SHELBY~~ COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Fourteen Thousand and No/100 (\$14,000.00) to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, J. C. HEARN CO., INC., (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 6, according to the Map of Berryhill First Sector, as recorded in Map Book 14, Page 43, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: Taxes due in the year 1992 and thereafter, easements, restrictions, and rights-of-way of record..

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

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, its heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 7th day of February, 1992 JCH - 3

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

92 FEB 13 PM 1:09

J. C. HEARN CO., INC.

By: John C. Hearn
John C. Hearn
Its: President

Judge of Probate
STATE OF HAWAII)
Honolulu COUNTY)

1. Deed Tax	\$	14.00
2. Mfg. Tax	\$	
3. Recording Fee	\$	2.50
4. Indexing Fee	\$	3.10
5. Ad. Tax Fee	\$	
6. Carriage Fee	\$	1.25
Total	\$	20.50

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that JOHN C. HEARN, whose name as President of J. C. HEARN CO., INC., 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 said conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

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

Alicia K. Bonita
Notary Public
My Commission Expires: 6-27-93

L.S.

BOOK 388 PAGE 823

Daniel Owsen