

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:
TONI A. FORD
117 Berryhill Drive
Alabaster, Alabama 35007

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 Eighty-One Thousand Five Hundred and No/100 (\$81,500.00)----- 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 TONI A. FORD

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

Lot 32, according to Map of Berryhill, 2nd Sector, as recorded in Map Book 14, Page
76, 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. Declaration of Protective Covenants as recorded in Real Volume 347, page 231.
3. Right of way granted to Southern Natural Gas Corporation as recorded in Deed Book 90, page 333; Deed Book 90, page 445; and Deed Book 212, page 313.
4. Right of way granted to Plantation Pipe Line Company as recorded in Deed Book 112, page 364.
5. Right of way granted to Alabaster Water and Gas Board as recorded in Deed Book 278, page 391.
6. Right of way granted to Shelby County, Alabama as recorded in Deed Book 280, page 340.
7. 35 foot building line as shown by recorded map.
8. 10 foot easement along North and West lot lines as shown on recorded map.

\$41,500.00 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 encumbrances, 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 28th day of February 19 92

ATTEST: 1. Notary Public \$40.00
2. Wgt. Fee \$250
3. Record Fee \$300
4. Index Fee \$100
5. Notary Fee \$100
Total \$46.50 Secretary

BUILDER'S GROUP, INC.

By [Signature] President

STATE OF ALABAMA

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

COUNTY OF JEFFERSON

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

I, the undersigned 92 MAR 18 PM 5: 09
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 28th day of February 19 92

[Signature]
Notary Public