

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

Send Tax Notice To:  
BUILDER'S GROUP, INC.  
1 Office Park Circle  
Suite 330  
Birmingham, Alabama 35209

### 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, we, GOGGANS DEVELOPMENT 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 3, 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.

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

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

IN WITNESS WHEREOF, GOGGANS DEVELOPMENT CO. INC. has hereunto its hand and seal, this the 16<sup>th</sup> day of March, 1992.

GOGGANS DEVELOPMENT CO. INC.

By: Randall H. Goggans  
Its: President

BOOK 396 PAGE 371

David Owen

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as President of GOGGANS DEVELOPMENT CO., 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 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 10 day of MARCH, 1992.

  
Notary Public

My Commission Expires: 3.1.94

1. Deed Tax	<u>14.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>1.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>24.00</u>
Total	<u>24.00</u>

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

92 MAR 20 AM 11:40

JUDGE OF PROBATE

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

92 MAR 20 AM 11:40

JUDGE OF PROBATE