

SEND TAX NOTICE TO:
DAWN F. ABRAMS
2275 Richmond Circle
Pelham, Alabama 35114

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

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 One Hundred One Thousand and No/100 (\$101,000.00)-----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 DAWN F. ABRAMS

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

Lot 9, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book
14, page 10, 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) 10 foot easement on rear as shown by recorded
map. 3) Restrictions appearing of record in Real 278, page 227. 4) Right of way
granted to Alabama Power Company by instrument recorded in Volume 179, page 375; Real
315, page 207; Real 306, page 390; and Real 315, page 519. 5) Agreement with Alabama
Power Company recorded in Real 298, page 933. 6) Restrictions regarding Alabama Power
Company recorded in Real 298, page 895. 7) Mineral and mining rights and rights
incident thereto recorded in Volume 196, page 548. 8) Agreement with U. S. Pipe &
Foundry Co. and Alabama Power Company recorded in Volume 264, page 28. 9) Reservation
in Map Book 14, page 10 referring Sink Hole Areas-The Subdivision shown hereon
including lots and streets, lies in an area where natural lime sinks may occur.

\$ 90,068.00 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 20th day of April, 19 92

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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 20th day of April, 19 92

Notary Public

04/24/1992-5762
1:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 17.65