

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 TO:
BUILDER'S GROUP, INC.
100 Office Park Circle
Suite 330
Birmingham, Alabama 35223

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ninety-Eight Thousand and No/100 (\$98,000.00)----- DOLLARS,

to the undersigned grantor, APPELATE REALTY, 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 BUILDER'S GROUP, INC.

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

Lots 12, 15, 19, 20, 22, 24, and 25, according to the survey of Berryhill, 3rd Sector, as recorded in Map Book 16, page 28, in the Probate Office of Shelby County, Alabama; being situated in 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. Building setback line of 30 feet as shown by plat.
3. Public utility easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Book _____, page _____, and as shown in Map Book 16, page 28.
5. Easement(s) to Southern Natural Gas Co. as shown by instrument recorded in Deed Book 90, page 333 and Deed Book 212, page 313.
6. Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 112, page 364.
7. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Deed Book 278, page 391.

Inst # 1992-12192
06/24/1992-12192
01:58 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MJS 104.50

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 _____ President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 22nd day of June, 19 92.

ATTEST:

Secretary

APPELATE REALTY, INC.

By

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

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 APPELATE REALTY, 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 22nd day of June, 19 92

Notary Public