

This instrument was prepared by

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(Address) Birmingham, AL 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 Ninety Four Thousand Nine Hundred and No/100 (\$94,900.00) 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

MICHAEL WILLIAM SIMS and wife, LISA WEAVER SIMS
(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 Dearing Downs, 12th Addition, 2nd Phase,
as recorded in Map Book 16, Page 17, in the Office of the Judge of Probate of
Shelby County, Alabama.

Subject to:

1. All assessments and taxes for year 1992 and all subsequent years.
PID # 13 -5-22-3-001-012
2. Ad 20 foot building line from Bridlewood Circle, and a 10ft. easement
along the rear of subject property as shown by recorded plat.
3. Restrictions as recorded in Real book 393 Page 138.
4. Right of way to Southern Bell Telephone and Telegraph Co. as recorded in Vol. 271
Page 726.
5. Right of way to Alabama Power Company as recorded in Volume 55 page 454
6. Mineral and Mining rights and rights incident thereto recorded in Vol. 86 Page 182.

Inst # 1992-16221

08/06/1992-16221
02:12 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.50

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

this the 31st day of July 19 92

ATTEST:

BUILDER'S GROUP, INC.

Secretary

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 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 31st day of July, 1992

Notary Public