

SEND TAX NOTICE TO:  
R. KEVIN DERRYBERRY  
113 Berryhill Lane  
Alabaster, Alabama 35007

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 )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY )

That in consideration of Sixty-Four Thousand Seven Hundred and No/100 (\$64,700.00) 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 R. KEVIN DERRYBERRY

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

Lot 18, 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 set back line of 30 feet reserved from street as shown per plat.
3. Public utility easements as shown by recorded plat, including 10 feet on rear of the lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Deed Book 347, page 231.
5. Easement(s) to Alabaster Water and Gas Board as shown by instrument recorded in Deed Book 278, page 391.
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 16, page 28.

\$64,700.00 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,

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, 19 92

Notary Public