

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
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Send tax notice to:
JOHNNY C. HEMBREE and
KIMBERLY A. HEMBREE
112 Berryhill Lane
Alabaster, AL 35007

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

DFO 1944

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Eighty Two Thousand Three Hundred and no/100 (\$82,300.00) 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

JOHNNY C. HEMBREE and wife, KIMBERLY A. HEMBREE
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
SHELBY COUNTY, ALBAMA; TO WIT:

Lot 16, 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 reserved from street as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the Easterly and Southerly side and 7.5 feet on the Northwesterly and a irregular on the Southwesterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 347, Page 231 and Map Book 16 Page 28 in Probate Office.
5. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Deed Book 278 Page 391 in Probate Office.

\$77,300.00 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 August, 1992

ATTEST:

Secretary

BUILDER'S GROUP, INC.

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 31st

day of

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug. 27, 1996
BONDED THROUGH NOTARY PUBLIC UNDERWRITERS

Notary Public