

This instrument was prepared by

SEND TAX NOTICE TO:
JAMES R. POWERS
2605 Bridlewood Circle
Helena, Alabama 35080

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

Inst # 1992-20917

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

1988

STATE OF ALABAMA

COUNTY OF SHELBY

12:44 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

DO I NOW ADMIT MEN BY THESE PRESENTS,

That in consideration of Ninety-Four Thousand Three Hundred Forty and No/100 (\$94,340.00) 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 JAMES R. POWERS

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

Lot 3, 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. Ad valorem taxes for the year 1992, which are a lien, but not yet due and payable until October 1, 1992.
2. A 20 foot building line from Bridlewood Circle and a 10 foot 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 of Alabama Power Company as recorded in Volume 55, page 454.
5. Right of way to Southern Bell Telephone and Telegraph Co. as recorded in Volume 271, page 726.
6. Mineral and mining rights and rights incident thereto recorded in Volume 86, page 182.

\$75,450.00 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,

President, who is

this the 18th day of September 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.

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 18th day of September 19 92

Notary Public