

This instrument was prepared by

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

SENT TAX NOTICE TO:
BUILDER'S GROUP, INC.
1 Office Park Circle, Suite 330
Birmingham, Alabama 35209

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 One Hundred Fifty-One Thousand and No/100 (\$151,000.00)----- DOLLARS,

to the undersigned grantor, J. HARRIS DEVELOPMENT CORPORATION 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 14, 18, 20, 21, 29, 36, 38 and 40, according to the survey of Dearing Downs, 12th Addition, 2nd Phase, as recorded in Map Book 16, Page 17, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Transmission line permits, easements, building set back lines, and rights of way of record.
3. Protective covenants, restrictions, easements and agreements as recorded in Real Book 393, page 138, in the Probate Office of Shelby County, Alabama.

Inst # 1992-22297

10/05/1992-22297
01:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 RJG 157.50

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

this the 1st day of October, 19 92

ATTEST:

Secretary

J. HARRIS DEVELOPMENT CORPORATION

By

Vice

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Jack A. Harris

whose name as President of J. HARRIS DEVELOPMENT CORPORATION, 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 1st day of October, 19 92

Notary Public