

SEND TAX NOTICE TO:
VICTOR P. VALENTOUR, JR.
109 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

2028

STATE OF ALABAMA

COUNTY OF SHELBY

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 VICTOR P. VALENTOUR, JR.

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

Lot 19, 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 1993, which are a lien, but not yet due and payable until October 1, 1993.
2. Building setback line of 30 feet reserved from Berryhill Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet on the rear 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.
5. Easement(s) to Southern Natural Gas Company as shown by instrument recorded in Deed Book 90, Pages 333 and 445, and Deed 212, Page 313.
6. Easement(s) to Plantation Pipeline as shown by instrument recorded in Deed Book 112, Page 364.
7. Easement(s) to Alabaster Water & Gas Board as shown by instrument recorded in Deed Book 278, Page 391.

\$74,050.00 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 9th day of October, 19 92.

ATTEST:

BUILDER'S GROUP, INC.

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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 9th day of October, 19 92

Notary Public