

SEND TAX NOTICE TO:
CONNIE V. EATON
1824 Stone Brook Lane
Birmingham, Alabama 35242

1993-18533

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 330
(Address) 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 Eighteen Thousand Five Hundred and No/100(\$118,500.) 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 CONNIE V. EATON

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

See the attached Exhibit "A" for the legal description of the property conveyed herein
which is incorporated herein and made a part hereof.

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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 encum-
brances, 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 4th day of June 1993

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 4th day of June, 1993

Notary Public

EXHIBIT A
(Real Estate Description)

Lot 8-B, according to the map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of 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. A 5 foot easement on rear of subject property as shown by recorded plat.
3. Natural lime sinks as noted on recorded Map Book 16, page 129.
4. Declaration of Protective Covenants as recorded in Real Volume 288, page 466 and amended in Instrument #93-11895, Articles of Incorporation as recorded in Book 41, page 518 and By-Laws of Stonebrook Residential Association as recorded in Book 41, page 530.
5. Restrictive agreement as recorded in Real Volume 220, page 339.
6. Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1 and Real Volume 194, page 43.
7. Right of way to Alabama Power Company as recorded in Real Volume 207, page 380.
8. Excepting therefrom title to all minerals of every kind and character within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 327, page 553 and Deed Book 32, page 183.
9. Declaration of Protective Covenants as recorded in Real Volume 194, page 54.
10. Sewer line easement as recorded in Real Volume 107, page 976.
11. The subdivision herein, including lots and streets, lies in an area where natural lime sinks have occurred.

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