

This instrument was prepared by

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

SEND TAX NOTICE TO:  
JAMES H. BURNS, JR.  
108 Chadwick Drive  
Helena, Alabama 35080

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 Three Thousand and No/100 (\$103,000.00)----- 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 H. BURNS, JR.

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

Lot 5, according to the survey of Chadwick, Sector One, as recorded in Map Book 17, page 52, 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 20 feet reserved from Chadwick Drive as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17, page 52 and Instrument No. 1993-24930.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 194, page 67; Deed 103, page 146; and Deed 161, page 143.
5. Right(s) of way granted to Shelby County by instrument(s) recorded in Deed 135, page 362.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities thereto, including rights set out in Deed 196, page 248.
7. Easement(s) to H. Walker and Associates as shown by instrument recorded in Real 387, page 246.
8. Public utility easements as shown by recorded plat, including 15 feet on the Northerly side of lot.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever. \$82,400.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith. 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 September

19 09/13/1993-27891  
01:18 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
29.50

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 9th day of September, 19 93

Notary Public