

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:
DIANE SPARKS
210 Chadwick Lane
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 Two Thousand Nine Hundred Fifty and No/100(\$102,950) **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 **DIANE SPARKS**

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

Lot 76, 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 Lane as shown by plat.
 3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17, page 52 and in 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. Easement(s) to Alabama Power Company as shown by instrument recorded as Instrument No. 1993-24599.
 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 foot and 7.5 foot easement for ingress and egress on the North sides of lot.
- \$102,950.00 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 **10/04/1993-30395**
authorized to execute this conveyance, hereto set its signature and seal **08:26 AM CERTIFIED**
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

President, who is

this the 29th day of September, 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 29th day of September, 1993

Notary Public