

SEND TAX NOTICE TO:  
NELLIE RUTH POWELL  
207 Chadwick Lane  
Helena, Alabama 35080

Inst # 1993-33190

**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**

STATE OF ALABAMA )

COUNTY OF SHELBY )

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Thirteen Thousand Six Hundred Forty and No/100 **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 **NELLIE RUTH POWELL**

(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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10:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCO 40.00

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

this the 1st day of October, 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 1st day of October, 1993

  
\_\_\_\_\_  
Notary Public

EXHIBIT A  
(Real Estate Description)

Lot 44, 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 foot feet served from Chadwick Lane 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. 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 7.5 feet on the Southwesterly side; 15 feet on the Southwest corner; 12 foot landscape easement and 15 foot ingress and egress easement on the rear of lot.

\$85,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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