

This instrument was prepared by

Send Tax Notice To:

(Name) Morris J. Princiotta, Jr. Builders Group, Inc.  
31 Inverness Center Pkwy. #360 #1 Office Park Circle  
(Address) Birmingham, Alabama 35242 Birmingham, AL 35213

CORPORATION FORM WARRANTY DEED. LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-ONE THOUSAND, TWO HUNDRED AND NO/100..(\$31,200.00) DOLLARS,

to the undersigned grantor, CEDARBEND PROPERTIES, INC.  
in hand paid by BUILDERS GROUP, INC., a corporation

a corporation

the receipt of which is hereby acknowledged, the said  
CEDARBEND PROPERTIES, INC.

does by these presents, grant, bargain, sell and convey unto the said

BUILDERS GROUP, INC., a corporation  
the following described real estate, situated in Shelby County, Alabama; to-wit:

Lots 32 and 33, in Block 2, according to the Survey of Cedar Bend Phase  
1, as recorded in Map Book 17, Page 139, in the Probate Office of  
Shelby County, Alabama.

Subject to:

1. Taxes for the year 1994 and subsequent years not yet due & payable.
2. Right of way granted Alabama Power Co. recorded in Deed Bk. 109, Page 582;  
Deed Bk. 174, Page 306 & Deed Bk. 226, Page 533.
3. 20 foot building setback line as shown on recorded map.
4. Restrictive covenants appearing of record in Instrument No. 1994-1181.

03/21/1994-09063  
10:43 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 40.00

TO HAVE AND TO HOLD, To the said BUILDERS GROUP, INC., a corporation

heirs and assigns forever.

And said CEDARBEND PROPERTIES, INC.  
and assigns, covenant with said BUILDERS GROUP, INC.

does for itself, its successors

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 BUILDERS GROUP, INC.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CEDARBEND PROPERTIES, INC. by its  
President, John G. Joseph, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 18th day of March, 19 94.

ATTEST:

CEDARBEND PROPERTIES, INC.

By John G. Joseph Secretary President

STATE OF ALABAMA:  
COUNTY OF SHELBY:

I, the undersigned a Notary Public in and for said County, in  
said State, hereby certify that John G. Joseph  
whose name as President of CEDARBEND PROPERTIES, 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 18th day of March, 19 94.

Notary Public  
NOTARY PUBLIC STATE OF ALABAMA  
COMMISSION EXPIRES 12/31/95  
BIRMINGHAM, ALABAMA

Inst # 1994-09063