

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:
BUILDER'S GROUP, INC.
1 Office Park Circle, Suite 330
Birmingham, Alabama 35223

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00)----- DOLLARS,
to the undersigned grantor, SAVANNAH DEVELOPMENT, 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 BUILDER'S GROUP, INC.

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

Lots 15, 20-A, 30, 51, 54 and 68, according to the Survey of Chadwick, Sector 2, as recorded in Map Book 17, page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable until October 1, 1994.
2. Building setback line as shown by recorded plat.
3. Public utility easements as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Map Book 17, page 127 and Instrument No. 1993-35133.
5. 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.
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. Right(s) of way granted to Shelby County by instrument(s) recorded in Deed Book 135, page 362.

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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 25th day of April

04/27/1994-13695
09:30 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 128.50
SAVANNAH DEVELOPMENT, INC.

ATTEST:

Secretary

By

Susan G. Tucker
President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Susan G. Tucker

whose name as President of SAVANNAH DEVELOPMENT, 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 25th day of April, 19 94

David F. Ovson
Notary Public