

This instrument was prepared by:

(Name) DAVID F. OVSON Attorney at Law

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Send Tax Notice To: David W. Harchelroad

name

224 Chadwick Lane

address

Helena, Alabama 35080

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHT THOUSAND FOUR HUNDRED FORTY FIVE AND NO/100-----
-----DOLLARS (\$108,445.00

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Builder's Group, Inc.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto David W. Harchelroad, an
unmarried man

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

Lot 69, 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. Easements, rights-of-way and restrictions of record.

\$82,300.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-21263

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 30th
day of June, 19 94

(Seal)

(Seal)

(Seal)

David W. Harchelroad
Builder's Group, Inc. (Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
Builder's Group, Inc.

whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 30th day of June A.D., 19 94

David F. Ovson

Notary Public