

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 Two Thousand Five Hundred and No/100 (\$102,500.00) 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 78, 82, 84, 86 and 88, according to the Final Plat of Chadwick, Sector 3, as  
recorded in Map Book 18, page 98, 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 18, page 98 and Instrument No. 1994-19974.
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. Agreement and easement for storm water detention and sanitary sewer recorded in Instrument No. 1992-30926.

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,

this the 8th day of August, 19 94

ATTEST:

\_\_\_\_\_  
Secretary

STATE OF ALABAMA )  
COUNTY OF JEFFERSON )  
I, the undersigned

By Susan G. Tucker  
President

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 8th day of August, 1994

David F. Ovson  
Notary Public