

Builders Group, Inc.
#1 Office Park Circle
Birmingham, Alabama 35213

This instrument was prepared by

(Name) Morris J. Princiotta, Jr.
(Address) 3000 Riverchase Galleria, Ste. 490
Birmingham, Alabama 35244

Form 1-1-8 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY-FOUR THOUSAND AND NO/100.....(\$34,000.00)..... DOLLARS,

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

Lot 3, in Block 1, and Lot 38, in Block 2, according to Survey of
Cedar Bend Phase I, as recorded in Map Book 17, Page 139, in the
Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1995 and thereafter, not yet due and payable.
2. Easements as shown on recorded map.
3. Building restriction line as shown on recorded map.
4. Right of Way granted Alabama Power Co. recorded in Deed Bk. 109,
Page 582; Deed Bk. 174, Page 306 and Deed Bk. 226, Page 533.
5. Restrictions appearing of record in Inst. No. 1994-1181.

Inst # 1995-00988

TO HAVE AND TO HOLD, To the said

01/11/1995-00988
03:24 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
004, MCD 42.50
BUILDERS GROUP, INC., a corporation

its successors heirs and assigns forever.

And said CEDARBEND PROPERTIES, INC. does for itself, its successors
and assigns, covenant with said BUILDERS GROUP, INC. its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, 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. its successors
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 10th day of January, 19 95.

ATTEST:

By John G. Joseph
John G. Joseph President

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 10th day of January, 19 95.

NOTARY PUBLIC OF ALABAMA AT LARGE
1000 1/2 SOUTH AVENUE, SUITE 100, BIRMINGHAM, ALABAMA 35205
EXPIRATION DATE: MAY 5, 1998

John G. Joseph
Notary Public

Inst # 1995-00988