

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)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of Two Hundred Thirty Thousand and No/100 (\$230,000.00)----- 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 3, 8, 21, 22, 31, 32, 33, 34, 35 and 37, according to the survey of Chadwick, Sector 4, as recorded in Map Book 20, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Building setback line of 20 feet reserved from street and rear and 15 feet reserved between houses as shown by plat.
3. Restrictions, covenants and conditions of Chadwick Sector 4, as recorded as Instrument No. 1995-20054.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 194, page 67; Deed 103, page 146; Deed 161, page 143; and Deed 198, page 509.
5. Easement(s) to H. Walker & Associates as shown by instrument recorded in Real 387, page 246.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 196, page 548.
7. Restrictions, limitations and conditions set out on the plat recorded in Map Book 20, page 38.
8. Public easements as shown by recorded plat.

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

10/18/1995-29747
10:02 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MED 95 238.50

President, who is

this the 10th day of October

ATTEST:

SAVANNAH DEVELOPMENT, INC.

Secretary

By

Susan G. Tucker

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, David F. Ovson

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 10th day of October, 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public