

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:  
 PEGGY C. COCHRAN  
 1941 Stone Brook Lane  
 Birmingham, AL 35242

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 One Hundred Forty-Four Thousand and No/100 (\$144,000.00)----- DOLLARS,

to the undersigned grantor, BUILDER'S GROUP, 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 PEGGY C. COCHRAN

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

Lot 27-A, according to the Map of The Cottages of Brook Highland, as recorded in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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) A 7.5 foot easement on the rear of subject property as shown by recorded plat. 3) Natural lime sinks as noted on recorded Map 16, page 129. 4) Declaration of Protective Covenants as recorded in Real Volume 288, page 466 and amended in Instrument #93-11895, Articles of Incorporation as recorded in Book 41, page 518 and By-Laws of Stone Brook Residential Association as recorded in Book 41, page 530. 5) Restrictive agreement as recorded in Real Volume 220, page 339. 6) Easement for sanitary sewer lines and water lines in favor of The Water Works and Sewer Board of the City of Birmingham as recorded in Real Volume 194, page 1 and Real Volume 194, page 43. 7) Right of way to Alabama Power Company as recorded in Real Volume 207, page 380 and Real Volume 207, page 383. 8) Title to all minerals of every kind and character, within and underlying the premises, together with mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Book 327, page 553 and Deed Book 32, page 183. 9) Declaration of Protective Covenants as recorded in Real Volume 194, page 54. 10) Sewer line easement as recorded in Real Volume 107, page 976. 11) The subdivision herein, including lots and streets, lies in an area where natural lime sinks have occurred. 12) Restrictions as shown on recorded map.

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 23rd day of October, 1995

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned

hereby certify that Thomas A. Davis

whose name as President of BUILDER'S GROUP, 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 23rd day of October, 1995

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

Notary Public