

SEND TAX NOTICE TO:

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

Inst # 1996-06542

Prepared by:

Morris J. Princiotta, Jr.
Attorney at Law
3000 Riverchase Galleria, Suite 490
Birmingham, Alabama 35244

STATE OF ALABAMA:

JEFFERSON COUNTY:

CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **EIGHTEEN THOUSAND, FOUR HUNDRED AND NO/100.....(\$18,400.00)...**Dollars, to the undersigned grantor, **CEDARBEND PROPERTIES, 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 **BUILDERS GROUP, INC.** (herein referred to as **GRANTEE**), the following described real estate situated in **SHELBY** County, Alabama to-wit:

Lot 8, in Block 2, according to the Survey of Cedar Bend Phase 2, as recorded in Map Book 20, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Property taxes for 1996 & thereafter, not yet due and payable.
2. Easement(s) 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. Right of Way to Southern Natural Gas Co. recorded in Deed Bk. 90, Page 480 and Deed Bk. 142, Page 545.
6. Easement to Plantation Pipe Line Co. recorded in Deed Bk. 112, Page 207 and Deed Bk. 139, Page 201.
7. Restrictions appearing of record in Instrument No. 1995-17389.

TO HAVE AND TO HOLD Unto the said **GRANTEE**, its successors and assigns, forever.

And said **GRANTOR** does for itself, its successors and assigns, covenant with said **GRANTEE**, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said **GRANTEE**, its successors and assigns forever, against the lawful claims of all persons.

02/29/1996-06542
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 29.50

IN WITNESS WHEREOF, the said GRANTOR, by its President, John G. Joseph, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 27th day of February, 1996.

CEDARBEND PROPERTIES, INC.

BY: John G. Joseph (Seal)
John G. Joseph, President

STATE OF ALABAMA:

JEFFERSON COUNTY:

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 27th day of February, 1996.

John G. Joseph
Notary Public

Inst # 1996-06542

02/29/1996-06542
01:08 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCB 29.30