



**JEFFERSON TITLE CORPORATION**  
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) J. Steven Mobley, Esquire  
2126 Morris Avenue  
(Address) Birmingham, Alabama 35203

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty-Five Thousand and No/100 Dollars (\$45,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

BETTY JEAN ROY and JACK ROY \*\*

(herein referred to as grantor, whether one or more), 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:

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE DESCRIPTION OF THE LANDS HEREIN CONVEYED.

The above property is subject to all easements and rights-of-ways of record in the Probate Office of Shelby County, Alabama; also subject to mineral and mining rights not owned by grantor; also subject to real property taxes for the year 1997 which are a lien on the property but not yet due and payable.

\*\* Betty Jean Roy is the surviving grantee of deed recorded in Deed Book 339, Page 339, Page 335, in the Probate Office of Shelby County, Alabama; the other grantee, Quilla Rhine, having died on or about October 26, 1995.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of February, 19 97.

(SEAL) Betty Jean Roy (SEAL)  
BETTY JEAN ROY

(SEAL) Jack Roy (SEAL)  
JACK ROY

(SEAL) \_\_\_\_\_ (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY }

General Acknowledgment

I, Kenneth W. Walker  
in said State, hereby certify that Betty Jean Roy and Jack Roy

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, have executed the same voluntarily on the day the same bears date

Given under my hand and official seal this 14th day of February, A.D. 19 97

Kenneth W. Walker  
Notary Public

Inst # 1997-05344

002 NCB  
SHELBY COUNTY JUDGE OF PROBATE  
57.00  
1997-05344  
AM CERTIFIED  
02/20/1997

EXHIBIT "A"

**Parcel I**

**Lot 10, Block 2, according to Subdivision of K. B. Nickerson's known as "K. B. Nickerson Survey on Helena Road", as recorded in Map Book 3 page 116 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.**

**Parcel II**

**A portion of Lot No. 16, Block 2, according to the survey of K. B. Nickerson Survey on Helena Road, Alabaster, Alabama, as recorded in Map Book 3 page 116 in the Probate Office of Shelby County, Alabama; being more particularly described as follows:**

**The point of beginning is at the SE corner of Lot No. 10, Block 2, of Nickerson Survey on Helena Road and running in a northerly direction along the east line of Lot No. 10 for a distance of 177 feet; thence running in an easterly direction to the west boundary of Buck Creek; thence running in a southwesterly direction along Buck Creek to the SE corner of Lot No. 10. Situated in the NE 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West, Shelby County, Alabama.**

**Inst # 1997-05344**

**02/20/1997-05344  
08:44 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MCD 57.00**