



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

Corporation Form Warranty Deed

500.00

Inst # 1997-05345

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Dollar and other valuable consideration

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

J. STEVEN MOBLEY, a married man dealing in his sole and separate property,

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

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.

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 08:44 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 002 MCD 12.50

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 14th day of February, 19 97

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

THOMAS DAVIS

President

STATE OF ALABAMA
 COUNTY OF SHELBY

I, Kenneth W. Walker

a Notary Public in and for said County, in said State,

hereby certify that Thomas 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 14th day of February, 19 97

Kenneth W. Walker
 Notary Public
 My Comm. Expires 12/31/98

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.

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