

50,000

This Form Furnished by



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, Al. 35201 • (205) 328-8020
Inst # 1997-20562

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

07/02/1997-20562
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 81A 62.00

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of its receipt from the below named Grantee of ~~certain separate~~ real estate in exchange for the property conveyed to Grantee in an Internal Revenue Code Section 1031 Tax-Free Exchange pursuant to the terms of an Exchange Agreement dated June 25, 1997, to the undersigned grantor, MOBLEY DEVELOPMENT, INC. a corporation

therein 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, 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.

Property is subject to any and all agreements, restrictions, easements, limitations, and/or rights-of-ways of record in the Probate Office of Shelby County, Alabama.

Said property is not homestead property as defined in Code of Alabama, Section 6-10-3.

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 17th day of June, 19 97

ATTEST: MOBLEY DEVELOPMENT, INC.
By J. Steven Mobley Secretary President

STATE OF ALABAMA)
COUNTY OF SHELBY)
Kenneth W. Walker a Notary Public in and for said County, in said State.

hereby certify that J. Steven Mobley whose name as President of Mobley 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 17th day of June, 19 97

Kenneth W. Walker
Notary Public

EXHIBIT "A"

Commence at the southwest corner of the northeast quarter of Section 23, Township 20 south, Range 3 west, Pelham, Shelby County, Alabama and run thence North 04 28'39" West along the west line of said quarter section 450.19' to a point; Thence run North 69 29'50" East - 1,858.80' to a steel pin corner on the east margin of Hinds Street and the point of beginning of the property being described; Thence run North 20 30'10" West along said east margin of said Hinds Street 490.05' to a steel pin corner; Thence run North 60 21'44" East 49.79' to a steel pin corner on the top of the bank of Buck Creek; Thence run the following calls along the top of bank of said Buck Creek;

South 50 40'02" East - 13.84'

South 61 25'17" East - 36.00'

South 54 58'36" East - 40.96'

South 69 31'47" East - 55.84'

South 57 08'27" East - 40.04'

South 42 32'15" East - 37.52'

South 12 08'38" East - 30.99'

South 63 20'13" East - 20.58'

South 72 37'26" East - 26.35'

South 23 11'31" East - 31.78'

South 26 21'29" East - 44.64'

South 11 16'52" East - 62.64'

South 24 25'16" East - 39.61'

South 01 01'17" East - 46.44'

South 16 57'39" East - 38.36' to a steel pin corner on the said west bank of said Buck Creek; Thence run South 69 29'50" West a distance of 194.15' to the point of beginning, containing 2.0 acres.

Inst # 1997-20562

07/02/1997-20562
09:19 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE SNA 62.00