

LAND TITLE COMPANY OF ALABAMA

#LS41997

This instrument was prepared by
David F. Ovson, Attorney at Law
(Name) Lange, Shannon, Robinson & Somerville
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209
CORPORATION FORM WARRANTY DEED

SEND THE NOTICE TO:
BUILDER'S GROUP, INC.
2086-A Valleydale Terrace
Birmingham, Alabama 35244

19970709000214821 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
07/09/1997 10:45:59 FILED/CERTIFIED

Inst # 1997-21482

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Four Thousand and No/100 (\$24,000.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, 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
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:

Lot 33, according to a Resurvey of Crestmont, as recorded in Map Book 22, page 30, in
the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable
until October 1, 1997.
2. Easements as shown by recorded plat.
3. Building setback line as shown by plat.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in
Instrument No. 1996-41131.
5. Transmission Line Permit(s) and right(s) of way to Alabama Power Company as shown
by instrument(s) recorded in Deed 101, page 514 and Deed 120, page 264.
6. Restrictions, limitations and conditions as set out in Map Book 22, page 30.

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 President, Susan G. Tucker
who is authorized to execute this conveyance, has hereto set its signature and seal, this the
26th day of June, 19 97.

ATTEST:

SAVANNAH DEVELOPMENT, INC.

Susan G. Tucker
President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, David F. Ovson, a Notary Public in and for said County in said State, hereby
certify that Susan G. Tucker
whose name as President of SAVANNAH 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 the act of said corporation.

Given under my hand and official seal, this the 26th day of June 19 97

NOTARY PUBLIC, STATE OF ALABAMA
MY COMMISSION EXPIRES ON SEPTEMBER 21, 2000.
BORNED THEN NOTARY PUBLIC

David F. Ovson
Notary Public

07/09/1997-21482
10:45 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
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