

This instrument was prepared by
 David F. Ovson, Attorney at Law
 (Name) Lange, Simpson, Robinson & Somerville, L.L.P.
 728 Shades Creek Parkway, Suite 120
 (Address) Birmingham, Alabama 35209

Send Tax Notice To: BUILDER'S GROUP, INC.

name
 100 Hinds Street
 address
 Pelham, Alabama 35124

Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of One Hundred Twenty Thousand and No/100 (\$120,000.00) 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:

Lots 2, 3, 6, 8, and 26, according to a Resurvey of Crestmont, as recorded in Map Book 22, page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable until October 1, 1998.
2. Building lines as shown by recorded map.
3. Easements as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions or covenants recorded in Instrument #1997-15761.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 514 and by instrument recorded in Volume 120, page 264.
7. Easement recorded in Instrument No. 1997-2638.

Inst # 1998-24292

06/30/1998-24292
 10:07 AM CERTIFIED
 JUDGE OF PROBATE
 001 SNA

TO HAVE AND TO HOLD, To the said GRANTEE and 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
 to execute this conveyance, hereto set its signature and seal,

who is authorized

this the 23rd day of June, 1998.

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker
 Susan G. Tucker, President

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 as the act of said corporation.

Given under my hand and official seal, this the 23rd
 NOTARY PUBLIC STATE OF ALABAMA AT LARGE
 MY COMMISSION EXPIRES: Aug. 27, 2001
 BONDED THREE NOTARY PUBLIC UNDERWRITERS

day of June, 1998
David F. Ovson
 Notary Public