

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 )

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Eight Thousand and No/100 (\$48,000.00) 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 1 and 15, 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. 10 foot building line as shown by recorded map.
3. 20 foot buffer area on rear as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions or covenants recorded in Instrument #1996-41131 and 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.

09/11/1998-35675  
 11:51 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 001 CRN 36.50

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 President who is authorized to execute this conveyance, hereto set its signature and seal,

this the 9th day of September, 19 98.

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By Susan G. Tucker

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 9th day of September, 19 98.

NOTARY PUBLIC STATE OF ALABAMA IN CHARGE  
 COMMISSION EXPIRES 1999  
 BONDED BY THE NOTARY PUBLIC COUNCILWRITERS

David F. Ovson  
 Notary Public

1511 998-35675