

LAND TITLE COMPANY OF ALABAMA

#LS4189J

SEND TAX NOTICE TO:
Builder's Group, Inc.
100 Hinds Street
Pelham, Alabama 35124

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

Inst # 1998-41180

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 23 and 27, 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 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Building lines, easements, buffer areas and restrictions as shown by recorded map.
3. Restrictions or covenants recorded in Instrument #1996-41131 and in Instrument #1997-15761.
4. 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.
5. Easement recorded in Instrument No. 1997-2638.

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
16th day of October, 1998.

ATTEST:

SAVANNAH DEVELOPMENT, INC.

By 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 16th day of October 1998

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES 12-27-2000
BONDED THROUGH SHELBY COUNTY UNDERWRITERS

[Signature]
Notary Public

10/21/1998-41180
11:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NEL 36.50