

4152

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden  
PADEN & PADEN  
Attorneys at Law  
5 Riverchase Ridge, Suite 100  
Birmingham, Alabama 35244

MICHAEL P. JONES  
184 STONE CLIFF CIRCLE  
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1999-31195

07/27/1999-31195

08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
ONE CN 12.00

### WARRANTY DEED

**Know All Men by These Presents:** That in consideration of ~~ONE~~ HUNDRED SEVEN THOUSAND EIGHTY FIVE and 00/100 (\$107,085.00) DOLLARS to the undersigned grantor, BUILDERS GROUP, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto MICHAEL P. JONES, A SINGLE MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 114, ACCORDING TO THE SURVEY OF THE COTTAGES AT STONE HAVEN, SECOND ADDITION, PHASE TWO, AS RECORDED IN MAP BOOK 24, PAGE 74, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

#### SUBJECT TO:

1. TAXES FOR THE YEAR BEGINNING OCTOBER 1, 1998 WHICH CONSTITUTES A LIEN BUT ARE NOT YET DUE AND PAYABLE UNTIL OCTOBER 1, 1999.
2. 20 FOOT BUILDING LINE, AS SHOWN BY RECORDED MAP.
3. 5 FOOT EASEMENT ON EAST, AS SHOWN BY RECORDED MAP.
4. RESTRICTIONS AS SHOWN BY RECORDED MAP.
5. MINERAL AND MINING RIGHTS AND RIGHTS INCIDENT THERETO AND RELEASE OF DAMAGES RECORDED IN INSTRUMENT #1998-33096, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
6. COVENANT FOR STORM WATER RUNOFF CONTROL RECORDED IN INSTRUMENT #1998-33096, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

\$107,085.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

**TO HAVE AND TO HOLD** Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BUILDERS GROUP, INC.,  
by Thomas A. Davis its PRESIDENT, who is authorized to execute this conveyance, has  
hereunto set its signature and seal, this the 9th day of July, 1999.

BUILDERS GROUP, INC.

By: [Signature]  
ITS: PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Thomas A. Davis, whose name as PRESIDENT of BUILDERS GROUP, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 9TH day of JULY, 1999.

[Signature]  
Notary Public

My commission expires: 7/6/02

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902 CH 12.00