

SEND TAX NOTICE TO: **DEBRA K. MCWILLIAMS**  
**409 CHADWICK CIRCLE, HELENA, AL 35080**

**CORPORATE WARRANTY DEED**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **ONE HUNDRED THIRTY THOUSAND NINETY FIVE AND NO/100 DOLLARS (\$130,095.00)** to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, **BUILDER'S GROUP, INC.**, a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, **DEBRA K. MCWILLIAMS**, (herein referred to as GRANTEES), the following described real estate situated in **SHELBY County, Alabama**, to-wit:

**LOT 34, ACCORDING TO THE SURVEY OF CHADWICK, SECTOR 4, AS RECORDED IN MAP BOOK 20, PAGE 38 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA.**

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

**\$104,075.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.**

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

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on **THE 20TH DAY OF MARCH, 1996.**

**BUILDER'S GROUP, INC.**

BY:   
ITS: **THOMAS A. DAVIS, PRESIDENT**

STATE OF ALABAMA)  
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that **THOMAS A. DAVIS**, whose name is signed as **PRESIDENT OF BUILDER'S GROUP, INC.**, to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on **THE 20TH DAY OF MARCH, 1996.**

My commission expires: **8-24-99**

  
Notary Public

Inst # 1996-09888

03/27/1996-09888  
08:18 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 35.00

Inst # 1996-09888

Chadwick Title