

This instrument was prepared by
(Name) DAVID F. OVSON Attorney at Law
(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Send Tax Notice To: Esther T. Singleton
name
140 Cedar Bend Drive
address
Helena, Alabama 35080

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of NINETY EIGHT THOUSAND SEVEN HUNDRED TEN AND NO/100
DOLLARS (\$98,710.00)
to the undersigned grantor, Builder's Group, 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 Esther T. Singleton, an unmarried
woman
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama to-wit:

Lot 5, Block 2, according to the survey of Cedar Bend, Phase 2, as recorded in Map
Book 20, page 19, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

- SUBJECT TO:
1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable
until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$50,000.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1996-14805
05/07/1996-14805
08:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
57.50

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 encum-
brances, 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 1st day of May, 1996.

ATTEST: Builder's Group, Inc.
By Thomas A. Davis, President

STATE OF Alabama)
COUNTY OF Jefferson)
David F. Ovson

a Notary Public in and for said County, in said State.

hereby certify that Thomas A. Davis

whose name as President of Builder's 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, 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 1st day of May, 1996
MY COMMISSION EXPIRES Aug. 27, 1996.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.
Notary Public