

This instrument was prepared by

David F. Ovson

(Name) LANGE, SIMPSON, ROBINSON & SOMERVILLE

728 Shades Creek Parkway, Suite 120

(Address) Birmingham, Alabama 35209-4453 • 1997-23706

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

07/29/1997-23706
12:12 PM CERTIFIED

COUNTY OF SHELBY

SHELBY COUNTY JUDGE OF PROBATE, . .

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND NINE HUNDRED AND 00/100*****
*****DOLLARS (\$120,900.00)*****
to the undersigned grantor, BUILDER'S GROUP, INC.
a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which
is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

LESLIE KAREN RUNCO, AN UNMARRIED PERSON

(herein referred to as GRANTEE, whether one or more) the following described real estate, situated in
SHELBY COUNTY, ALABAMA:

LOT 9, ACCORDING TO THE 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 1997, WHICH ARE A LIEN, BUT NOT YET DUE AND
PAYABLE UNTIL OCTOBER 1, 1997;
- 2.) EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD,
IF ANY.

\$114,850.00 OF THE PURCHASE PRICE RECITED ABOVE WAS DERIVED FROM THE PROCEEDS OF A
MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

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 rights 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, THOMAS A. DAVIS
who is authorized to execute this conveyance, has hereto set its signature and seal, this the
24TH day of JULY, 19 97.

ATTEST:

BUILDER'S GROUP, INC.

Secretary


By 
THOMAS A. DAVIS, President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, 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 the act of said corporation,

Given under my hand and official seal, this the 24TH day of JULY 19 97.



Notary Public

My Commission Expires: 8/27/2000