

STATE OF ALABAMA )  
SHELBY COUNTY )

SEND TAX NOTICE TO:

Juanita T. Fulton  
131 Stone Hill Circle  
Pelham, AL 35124

### CORPORATION WARRANTY DEED

**KNOW ALL MEN BY THESE PRESENTS**, that for and in consideration of the sum of One Hundred Eleven Thousand Seven Hundred and 00/100 Dollars (\$111,700.00), to the undersigned Grantor, Builder's Group, Inc., an Alabama Corporation, (herein referred to as GRANTOR) in hand paid by the Grantee herein, the receipt of which is hereby acknowledged by said GRANTOR does by these presents, **GRANT, BARGAIN, SELL AND CONVEY** to Juanita T. Fulton (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 153, according to the Survey of Cottages at Stonehaven - Third Addition, as recorded in Map Book 26, page 15, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all easements, rights-of-way, covenants and restrictions of record.

\$15,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

**TO HAVE AND TO HOLD**, To the said GRANTEE, her heirs and assigns in fee simple forever, together with every contingent remainder and right of reversion.

The GRANTOR does for itself, its successors and assigns, covenant with GRANTEE, her 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, her 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 sets its signature and seal, this the 22nd day of June, 2000.

Builder's Group, Inc.

By *[Signature]*, President  
Its President

Inst # 2000-21083

06/23/2000-21083  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HNS 123.00

STATE OF ALABAMA )

SHELBY COUNTY )

### ACKNOWLEDGMENT

Before me, a Notary Public in and for said County and State, personally appeared Thomas A. Davis, whose name as President of Builder's Group, Inc., an Alabama 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 this 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, on this the 22nd day of June, 2000.

Christopher M Shaddy  
Notary Public

Commission Expires: 06/12/02

THIS INSTRUMENT PREPARED BY:

Alan Stabler  
Attorney at Law  
1200 4th Ave N  
Birmingham, AL 35203

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