



THIS INSTRUMENT PREPARED BY:
Samuel E. Wiggins, III
1728 Fifth Avenue North
Birmingham, Alabama 35203

SEND TAX NOTICE TO:
Kim Y. McClain
207 Woodbridge Trail
Chelsea, Alabama 35043

WARRANTY DEED (Without with Rights of Survivorship)
STATE OF ALABAMA)

JEFFERSON COUNTY) KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of **Two Hundred Seventy Four Thousand Two Hundred Ninety Four Dollars and 89/100 Dollars (\$274,294.89)** to the undersigned grantors (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, **J&G Builders & Remodeling, Inc., a corporation** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Kim Y. McClain**, (herein referred to as grantee, whether one or more), the following described real estate, situated in **SHELBY** County, Alabama, to-wit:

Lot 95, according to the Survey of Cameron Woods, 2nd Sector, as recorded in Map Book 30, Page 20, in the Probate Office of **SHELBY** County, Alabama.

\$260,580.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.


Subject to ad valorem taxes for the current tax year. Also subject to easements and restrictions of record.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said **GRANTEES**, our heirs and assigns, that we are lawfully seized in fee simple of said premises; that we are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators 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, I have hereunto set my hand and seal, this 4th day of March, 2003.

J&G Builders & Remodeling, Inc.

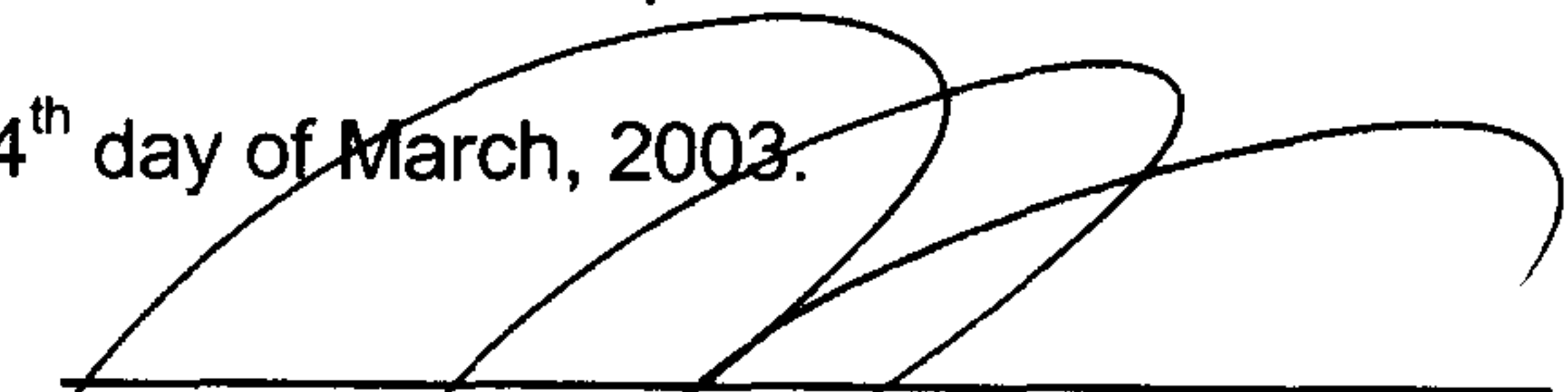


James Hale
Its: **President**

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, Notary Public, in and for said County in said State, hereby certify that, **James Hale**, whose name as **President** of **J&G Builders & Remodeling, Inc.**, a corporation, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he/she, 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 4th day of March, 2003.



Notary Public
My Commission Expires: _____

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: June 27, 2006
BONDED THRU NOTARY PUBLIC UNDERWRITERS

SAMUEL E. WIGGINS, III
Notary Public
STATE OF ALABAMA