20050630000326050 1/1 $27.00
Shelby Cnty Judge of Probate,AL
06/30/2005 10:48:00AM FILED/CERT

SEND TAX NOTICE TO:
Wanda Beacham
551 Cahaba Manor Drive
Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Six Thousand and 00/100 ($106,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, **Build-All Construction, Inc.**, an Alabama corporation(hereinafter grantor), does hereby grant, bargain, sell and convey unto **Wanda Beacham**, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in **Shelby COUNTY, ALABAMA**, to wit:

Lot 17, according to the Survey of Crosscreek Cove Townhomes, as recorded in Map Book 33, Page 13 in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

$90,100 of the consideration recited herein is from the proceeds of a purchase money mortgage note of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Billy R. Gossett of Build-All Construction, Inc. on June 24th, 2005.

Build-All Construction, Inc.

by: _____
Billy R. Gossett, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy R. Gossett, whose name is signed to the foregoing conveyance as President of Build-All Construction, Inc., and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date as the act of and on behalf of Build-All Construction, Inc.

Given under my hand and official seal on June 24th, 2005.

_____
Notary Public
Commission Expires: 10/06/2005.

PATRICK F. SMITH NOTARY PUBLIC ALABAMA STATE AT LARGE

This instrument was prepared by:
Patrick F. Smith, Attorney
Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.
2121 Highland Avenue South
Birmingham, Alabama 35205

Shelby County, AL 06/30/2005
State of Alabama

Deed Tax:$16.00

$90,100.00 of the purchase price recited above was paid from the mortgage loan closed simultaneously herewith.

{W0187707.1 \ 10000-00411}