

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FOURTEEN THOUSAND FIVE HUNDRED AND No/100's Dollars (\$114,500.00) to the undersigned grantor, BUILDER'S GROUP, INC., hereinafter "GRANTOR") a corporation, in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, a corporation, does grant, bargain, sell and convey unto PEGGY S. COSPER, (hereinafter grantee"), all of its interest in the following described real estate, situated in JEFFERSON County, Alabama:

Lot 3, according to the survey of Chadwick Sector One, as recorded in Map Book 17 page 52 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$70,000.00 of the above price is from a 1st mortgage executed simultaneously herewith.

Mineral and mining rights are not warranted. Subject to any and all other matters of public record.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and successors and assigns 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, THOMAS A. DAVIS, the president of said corporation who is duly authorized, and has caused the same to be attested by it's secretary, has hereunto set his hand and seal this 28th day of SEPTEMBER 1993.


BUILDERS GROUP, INC. by
THOMAS A. DAVIS, its president

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that THOMAS A. DAVIS as the president of BUILDERS GROUP INC. and whose name 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 executed the same voluntarily for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 28th day of SEPTEMBER 1993.


MARK E. TIPPINS
My commission expires: 7-23-1997.

: NOTARY PUBLIC

Prepared by: Mark E. Tippins, Attorney at Law 14 Office: Mark E. Tippins, Suite 105 Birmingham, Alabama 35223
Send tax notice to: PEGGY S. COSPER, 104 Chadwick Drive, Helena, AL 35080.

09/29/1993-29983
11:26 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCD 53.00

Inst # 1993-29983