

This instrument was prepared by

Send Tax Notice To: Linda G. Flipppo

(Name) DAVID F. OVSON Attorney at Law

name

1920 Stone Brook Lane

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson)

That in consideration of ONE HUNDRED FORTY THOUSAND EIGHT HUNDRED TWENTY FIVE AND NO/100-----
-----DOLLARS (\$140,825.00)

to the undersigned grantor, Builder's Group, Inc.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Linda G. Flipppo

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama to-wit:

Lot 16-A, according to the map of The Cottages of Brook Highland, as recorded in Map
Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1994, which are a lien, but not yet due and payable
until October 1, 1994.
2. Easements, rights-of-way and restrictions of record.

\$126,700.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-10700

04/01/1994-10700
01:06 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.00

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 encum-
brances, 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, 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
to execute this conveyance, hereto set its signature and seal,

who is authorized

this the 25th day of March, 1994.

ATTEST:

Builder's Group, Inc.

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 as the act of said corporation.

Given under my hand and official seal, this the 25th day of March, 1994

Notary Public