

This instrument was prepared by

Send Tax Notice To: Dorothy M. Hodgens

(Name) DAVID F. OVSON Attorney at Law

name

1800 Stone Brook Lane

address

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

Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

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KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY FOUR THOUSAND SIX HUNDRED FIFTY AND NO/100-----
-----DOLLARS (\$124,650.00)

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 Dorothy M. Hodgens

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

See the attached Exhibit "A" for the legal description of the property conveyed herein which is incorporated herein and made a part hereof.

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, restrictions, conditions and covenants of record.

\$40,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-21070

07/05/1994-21070
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SHELBY COUNTY JUDGE OF PROBATE
002 MCB 96.00

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 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, 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 who is authorized to execute this conveyance, hereto set its signature and seal,

this the 28th day of June, 1994.

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis, President

STATE OF Alabama

COUNTY OF Jefferson

I, David F. Ovson

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)
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 28th day of June, 1994

Notary Public

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EXHIBIT A
(Real Estate Description)

Lot 5-B and a part of Lot 6-A, of the Cottages of Brook Highland as recorded in Map Book 16 page 129, in the Probate Office of Shelby County, Alabama more particularly described as follows: Begin at the common front corner of said Lot 6-A and Lot 5-B (on Stone Brook Lane) of said subdivision; thence run southwesterly along the common line of said Lots for 81.73 feet; thence 176 degrees 56' 00" left and run northeasterly for 46.72 feet; thence 02 degrees 29' 00" left and run Northeasterly for 35.03 feet to the point of beginning, LESS AND EXCEPT part of Lot 5-B of the Cottages of Brook Highland as recorded in Map Book 16 page 129, in the Probate Office of Shelby County, Alabama more particularly described as follow: Commence at the common from corner of Lot 6-A and said Lot 5-B (on Stone Brook Lane) of said subdivision; thence run Southwesterly along the common line of said Lots for 81.73 feet to the pont of beginning; thence continue southwesterly along the same course for 70.93 feet to the common rear corner of (on Brook Highland Parkway) of said lots; thence 131 degrees 00' 02" right and run northerly along the westerly line of said Lot 5-B for 1.74 feet; thence 50 degrees 03' 58" right and run Northeasterly for 69.80 feet to the point of beginning.

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