

This instrument was prepared by  
(Name) DAVID F. OVSON Attorney at Law  
(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209

Send Tax Notice To: Charles R. Jennings, Jr.  
name  
311 Chadwick Place  
address  
Helena, Alabama 35080

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF Jefferson )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND THREE HUNDRED SEVENTY AND NO/100-----  
-----DOLLARS (\$111,370.00)

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 Charles R. Jennings, Jr., a  
single man

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

Lot 56, according to the survey of Chadwick, Sector 2, as recorded in Map Book 17,  
page 127, in the Probate Office of Shelby County, Alabama; being situated in 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.

\$80,000.00 of the purchase price recited above was derived from the proceeds of a  
mortgage loan closed simultaneously herewith.

Inst # 1994-21388

07/07/1994-21388  
09:06 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 40.00

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

this the 1st day of July, 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 1st day of July, 1994

Notary Public

1994-21388