

This instrument was prepared by

Send Tax Notice To: Ann Warren Arnett  
name

(Name) DAVID F. OVSON Attorney at Law

1905 Stonebrook 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 )

*File # 3147*

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND SEVEN HUNDRED AND NO/100-----  
-----DOLLARS (\$144,700.00)

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 Ann Warren Arnett

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

Lot 31-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 1995, which are a lien, but not yet due and payable until October 1, 1995.
2. Easements, rights-of-way and restrictions of record.

\$114,700.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

\* 1994-34684

11/22/1994-34684  
10:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 38.50

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 18th day of November, 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 18th day of November, 1994

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
COMMISSION EXPIRES: Aug. 27, 1996  
THREE NOTARY PUBLIC UNDERWRITERS

Notary Public