

This instrument was prepared by

Send Tax Notice To: Christopher M. Milazzo
name

(Name) DAVID F. OVSON Attorney at Law

159 Chadwick Drive
address

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

Helena, Alabama 35080

Corporation Form Warranty Deed

File # 3198

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWELVE THOUSAND FIVE HUNDRED SIXTY SEVEN AND NO/100-----
-----DOLLARS (\$112,567.00)

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 Christopher M. Milazzo and Cathy
K. Fuino

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

Lot 80, according to the Final Plat of Chadwick, Sector 3, as recorded in Map Book 18,
page 98, in the Probate Office of Shelby County, Alabama; being situated in 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.

\$106,900.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1994-34974

11/28/1994-34974
10:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 14.50

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 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 21st 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 21st day of November, 1994

MY COMMISSION EXPIRES
BONDED THRU NOTARY PUBLIC

Notary Public