

File # 32221

This instrument was prepared by

Send Tax Notice To: Brenda I. Sims

(Name) DAVID F. OVSON Attorney at Law

name

113 Cedar Bend Drive

address

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

Helena, Alabama 35080

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$86,900.00)

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 Brenda I. Sims, , an unmarried woman

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

Lot 35, Block 2, according to the Survey of Cedar Bend, Phase I, as recorded in Map Book 17, Page 139, 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.

\$69,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-36969

12/20/1994-36969  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 26.00

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 15th day of December, 1994.

ATTEST:

Builder's Group, Inc.

By   
Thomas A. Davis, President

STATE OF Alabama )  
COUNTY OF Jefferson )


I, David F. Ovson  
hereby certify that Thomas A. Davis

a Notary Public in and for said County, in said State,

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  
NOTARY PUBLIC STATE OF ALABAMA  
MY COMMISSION EXPIRES: Aug. 27, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

15th day of December, 1994



Notary Public

Inst # 1994-36969