

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: Paulette Garrett
name
103 Cedar Bend Drive
address
Helena, Alabama 35080

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND SIX HUNDRED NINE AND NO/100-----
-----DOLLARS (\$97,609.00)

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 Paulette Garrett

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

Lot 40, 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.

\$95,300.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1995-03491

02/08/1995-03491
10:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 11.00

Inst # 1995-03491

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 30th day of January, 1995.

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis, President

STATE OF Alabama)
COUNTY OF Jefferson)

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

I, David F. Ovson
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 30th day of January, 1995

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

Notary Public