

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

David L. Timmons
128 Cedar Bend Drive
Helena, AL 35080

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of EIGHTY NINE THOUSAND SEVENTY ONE AND NO/100DOLLARS (\$89,071.00) to the undersigned grantor, **BUILDERS GROUP, INC.**, a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **DAVID L. TIMMONS**, (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of SHELBY, to-wit:

Lot 1, Block 1, 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.

Subject to existing easements, restrictions, set back lines, rights of ways, limitations, if any, of record.

\$88,901.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, BUILDERS GROUP, INC., the said GRANTOR, by TOMMY DAIVS, its PRESIDENT, who is authorized to execute this conveyance, has hereto set its signature and seal, this 28th day of April, 1995.

BUILDERS GROUP, INC.


By: 
Tommy Davis, President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

05/02/1995-11333
08:41 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.00

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that TOMMY DAIVS, whose name as PRESIDENT of BUILDERS 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, in his capacity 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 28th day of April, 1995.


Notary Public

My Commission Expires: 11/20/96

Inst # 1995-11333