

This instrument was prepared by

Send Tax Notice To: Karen Ann Barton  
name

(Name) DAVID F. OVSON Attorney at Law

109 Cedar Bend Drive  
address

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

Helena, Alabama 35080

Corporation Form Warranty Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson )

That in consideration of EIGHTY SEVEN THOUSAND THREE HUNDRED FIFTY AND NO/100-----  
-----DOLLARS (\$87,350.00)

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 Karen Ann Barton

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

Lot 37, 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.

\$82,362.00 of the purchase price recited above was derived from the proceeds of a  
mortgage loan closed simultaneously herewith.

08/03/1995-20827  
12:16 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DD1 MCD 13.50

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 31st day of July, 1995.

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  
NOTARY COMMISSION EXPIRES: Aug. 27, 1996  
NOTARY PUBLIC

31st day of July, 1995

Notary Public

1995-20827