

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law  
728 Shades Creek Parkway, Suite 120  
 (Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
 LOUNELL COLE  
 415 Chadwick Circle  
 Helena, Alabama 35080

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Nineteen Thousand Eight Hundred Five and No/100 DOLLARS,

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 LOUNELL COLE

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

Lot 31, according to the Survey of Chadwick, Sector 4, as recorded in Map Book 20, page 38, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

Inst. # 1996-05510

02/21/1996-05510  
 09:07 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 DDB MCB 128.50

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 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 15th day of February, 1996

ATTEST:

BUILDER'S GROUP, INC.

Secretary

By

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 15th day of February, 1996  
 MY COMMISSION EXPIRES: Aug. 27, 1996  
 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public