

This instrument was prepared by

Send Tax Notice To: Rebecca Isley

(Name) DAVID F. OVSON Attorney at Law

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

name  
139 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 FIVE THOUSAND THREE HUNDRED TWENTY ONE AND NO/100-----  
-----DOLLARS (\$95,321.00)  
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 Rebecca Isley

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,  
Alabama to-wit:  
Lot 7, Block 3, according to the survey of Cedar Bend, Phase 2, as recorded in Map  
Book 20, page 19, in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

- 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. Building setback line of 20 feet reserved from Cedar Bend Drive as shown by recorded plat.
  - 3. Restrictions, covenants and conditions as set out instrument(s) recorded in Instrument No. 1995-17389.
  - 4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed 109, page 582; Deed 174, page 306 and Deed 226, page 533.
  - 5. Restrictions, limitations and conditions as set out in Map Book 20, page 19.
  - 6. Pipeline permit to V. B. Currie as set out in Deed Book 139, page 201.
  - 7. Public easements as shown by recorded plat, including 10 foot drainage easement on Southerly and Southwesterly

\$93,103.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

05/02/1996-14279  
09:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCB

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 24th day of April, 1996.

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 24th day of April, 1996

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

Notary Public

Inst # 1996-14279