

Inst # 1997-31221

Inst # 1997

This instrument was prepared by

Send Tax Notice To: Marlene M. Cox

(Name) LANGE, SIMPSON ET AL

name

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

113 Crestmont Lane

address

Pelham, Alabama 35124

Corporation Form Warranty Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson )

That in consideration of ONE HUNDRED TWENTY FIVE THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$125,900.00)

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 Marlene M. Cox

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

Lot 40, according to the Resurvey of Crestmont, as recorded in Map Book 22, page 30, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. 10 foot building line as shown by recorded map.
3. 20 foot buffer area on rear as shown by recorded map.
4. Restrictions as shown by recorded map.
5. Restrictions or covenants recorded in Instrument No. 1996-41131 and Instrument No. 1997-15761.
6. Right of way granted to Alabama Power Company by instrument recorded in Volume 101, page 514.
7. Right of way granted to Alabama Power Company by instrument recorded in Volume 120, page 264.
8. Easement recorded in Instrument No. 1997-2638.

\$107,993.50 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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

this the 25th day of September, 1997

09/29/1997-31221  
09:00 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 26.50  
who is authorized

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 25th day of September, 1997

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 27, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

[Signature]  
Notary Public