

This instrument was prepared by

Send Tax Notice To: Shirley A. Wood

(Name) LANGE, SIMPSON ET AL

name

109 Crestmont Lane

address

Pelham, Alabama 35124(Address) 728 Shades Creek Parkway #120  
Birmingham, Alabama 35209

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY EIGHT THOUSAND EIGHT HUNDRED SIXTY AND NO/100-----  
-----DOLLARS (\$128,860.00)

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 Shirley A. Wood(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,  
Alabama to-wit:Lot 42, according to a 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 1998, which are a lien, but not yet due and payable until October 1, 1998.
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 and by instrument recorded in Volume 120, page 264.
7. Easement recorded in Instrument No. 1997-2638.
8. 7.5 foot drain easement on Southwest as shown on recorded map.

\$30,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

03/10/1998-08294  
11:11 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
JUL 5 1998

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,

who is authorized

this the 5th day of March, 1998.

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

5th

day of

March

, 1998

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

Notary Public