

This instrument was prepared by

Send Tax Notice To: David C. Tkacik(Name) LANGE, SIMPSON ET AL

name

124 Crestmont Lane

address

(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209Pelham, 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 SEVEN THOUSAND FOUR HUNDRED AND NO/100-----
-----DOLLARS (\$127,400.00)

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 David C. Tkacik(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama to-wit:Lot 13, 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 1997, which are a lien, but not yet due and payable until October 1, 1997.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$115,542.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst. # 1998-44860

11/12/1998-44860

11:14 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRN 20.50

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

who is authorized

this the 30th day of September, 1998.

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis, President

STATE OF Alabama)

COUNTY OF Jefferson)

I, the undersigned

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

30th

day of

September

, 1998

Notary Public