

This instrument was prepared by

Send Tax Notice To: Edward A. Clolinger(Name) LANGE, SIMPSON ET AL

name

185 Stonebridge Circle

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 THREE THOUSAND TWO HUNDRED AND NO/100-----  
-----DOLLARS (\$103,200.00)

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 Edward A. Clolinger, an unmarried person

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

Lot 102, according to the Survey of The Cottages at Stonehaven, Second Addition, Phase One, as recorded in Map Book 23, page 87, in the Probate Office of Shelby County, Alabama.

## SUBJECT TO:

1. Ad valorem taxes for the year 1999, which are a lien, but not yet due and payable until October 1, 1999.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$ 82,550.00 of the purchase price recited herein 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 who is authorized to execute this conveyance, hereto set its signature and seal,

this the 16th day of December, 1998.

ATTEST:

Builder's Group, Inc.

By

Thomas A. Davis, President

STATE OF Alabama )

COUNTY OF Jefferson )

I, Michael A. Poll

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 16th day of December, 1998

Michael A. Poll  
Notary Public

12/22/1998-51048  
11:13 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
29.50  
301 MEL

Inst # 1998-51048