

This instrument was prepared by

Send Tax Notice To: Matthew Toone(Name) Lange, Simpson, Robinson & Somerville, LLP

name

183 Stonebridge Circle

address

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

## Corporation Form Warranty Deed

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson )

That in consideration of One Hundred Four Thousand Five Hundred and No/100 Dollars  
(\$104,500.00)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  
Matthew Toone(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama to-wit:Lot 101, according to the Survey of The Cottages of 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.

\$ 101,350.00 of the purchase price recited herein was derived from  
the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1999-03696

01/27/1999-03696  
12:45 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CM 12.00

TO HAVE AND TO HOLD, To the said GRANTOR, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTOR, his, her or  
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances, 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 GRANTOR, his, her or their heirs, executors and assigns forever,  
against the lawful claims of all persons.IN WITNESS WHEREOF, the said GRANTOR by its  
to execute this conveyance, hereto set its signature and seal,

President

who is authorized

this the 22nd day of January, 19 99.

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. Daviswhose 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 27thday of January, 19 99NOTARY PUBLIC  
MY COMMISSION  
BONDED THEREON

Notary Public