

This instrument was prepared by

Send Tax Notice To: Wanda J. Phillips(Name) Lange, Simpson, Robinson & Somerville, LLP

name

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

180 Stonecliff Circle

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 Ten Thousand Seven Hundred and No/100 Dollars
(\$110,700.00)

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 untoWanda J. Phillips(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County,
Alabama to-wit:Lot 116, according to the Survey of The Cottages at Stonehaven, Second Addition,
Phase Two, as recorded in Map Book 24, page 74, 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.

\$ 107,350.00 of the purchase price recited herein was derived from
the proceeds of a mortgage loan closed simultaneously herewith.

inst # 1999-14285

04/05/1999-14285
01:09 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMS 12.00

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 31st day of March, 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. 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 31st day of March, 19 99

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES 12/31/2000
BONDED THREE THOUSAND DOLLARS

Notary Public