

This instrument was prepared by:

(Name) LANGE, SIMPSON ET AL

(Address) 417 20th Street North
Birmingham, Alabama 35203

Send Tax Notice To: Builder's Group, Inc.

name

1945 Stone Brook Lane

address

Birmingham, Alabama 35242

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

} KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY THOUSAND AND NO/100-----
-----DOLLARS (\$170,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Marian M. Phillips, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Builder's Group, Inc.

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

Lot 26-B, according to the Survey of The Cottages of Brook Highland, as recorded
in Map Book 16, page 129, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2000, which are a lien, but not yet due and payable until October 1, 2000.
2. Easements, rights-of-way, restrictions conditions and covenants of record.

Inst # 2000-34773

10/03/2000-34773
11:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MMB 181.00

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 29th
day of September, 2000

_____(Seal)

Marian M. Phillips (Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA

Jefferson COUNTY

} General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
Marian M. Phillips, an unmarried woman
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 29th day of September A.D., 2000

David F. Ovson
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2004
BONDED THRU NOTARY PUBLIC UNDERWRITERS