

WARRANTY DEED

This instrument was prepared by:  
B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
PELHAM, AL. 35124

Send tax notice to:  
Tiffany Rich  
499 Walker Road  
Pelham, Alabama 35124

STATE OF ALABAMA  
COUNTY OF SHELBY

Know All Men by These Presents: That in consideration of **Ninety nine thousand seven hundred and no/100 (\$99,700.00)** to the undersigned grantor, in hand paid by the grantee herein, the receipt where is acknowledged, **Builders Group, Inc.** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Tiffany Rich** (herein referred to as grantee, whether one or more) the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 319, according to the Amended Map of The Village at Stonehaven, Phase 3, First Addition, recorded in Map Book 28, Page 27, in the Probate Office of Shelby County, Alabama.**

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set back lines, rights of way, limitations, if any of record.

\$101,694.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

To Have and to Hold to the said grantee, his, her or their heirs and assigns forever.

And I do, for myself and for my heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I have a good right to sell and convey the same as aforesaid; that I will, and my heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 20<sup>th</sup> day of December, 2001.

\_\_\_\_\_(Seal)

  
\_\_\_\_\_(Seal)  
**Builders Group, Inc.**  
**By: Thomas A. Davis**  
**Its: President**

\_\_\_\_\_(Seal)

01/02/2002-00016  
08:45 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 CH 12.00  
\_\_\_\_\_(Seal)

STATE OF ALABAMA  
COUNTY OF SHELBY

I, B. Christopher Battles, a Notary Public in and for said County, in said State, hereby certify that **Thomas A. Davis** whose name(s) as President of Builders Group, Inc., is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, he/she/they executed the same voluntarily as the act of said Alabama General Partnership on the day the same bears date.

Given under my hand and official seal, this 20<sup>th</sup> day of December, 2001

  
\_\_\_\_\_  
**Notary Public**  
My Commission Expires: 02-25-05

Inst # 2002-00016