

This instrument was prepared by
(Name) DAVID F. OVSON, LLC
(Address) 1130 South 22nd Street
Birmingham, Alabama 35205

Send Tax Notice To: Roderick Boglin
name
183 Flagstone Lane
address
Calera, AL 35040

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF Jefferson)

20021008000489900 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
10/08/2002 08:21:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY SEVEN THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$97,500.00)
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 Roderick Boglin

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL
to-wit:
Lot 159, according to the Survey of Camden Cove, Sector 3, as recorded in Map
Book 28, page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
1. Ad valorem taxes for the year 2002, which are a lien, but not yet due and payable
until October 1, 2002.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.
The entire purchase price recited herein was derived from 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 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 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 30th day of September, 2002.

ATTEST:

Builder's Group, Inc.
By Thomas A. Davis, President

STATE OF Alabama)
COUNTY OF Jefferson)
I, David F. Ovson
hereby certify that Thomas A. Davis

a Notary Public in and for said County, in said State,

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 30th day of September, 2002
David F. Ovson
Notary Public