

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

Send Tax Notice To: Suanne C. Ferguson  
name  
173 Flagstone Lane  
address  
Calera, AL 35040



20030428000257420 Pg 1/1 12.00  
Shelby Cnty Judge of Probate, AL  
04/28/2003 09:13:00 FILED/CERTIFIED

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF Jefferson )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of NINETY FIVE THOUSAND NINE HUNDRED AND NO/100-----  
-----DOLLARS (\$95,900.00)  
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 Suanne C. Ferguson  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL  
to-wit:

Lot 157, 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 2003, which are a lien, but not yet due and payable until October 1, 2003.
  2. Easements, rights-of-way, restrictions, conditions and covenants of record.

The entire purchase price 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 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 who is authorized  
to execute this conveyance, hereto set its signature and seal,  
this the 23rd day of April, 2003.

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 23rd day of April, 2003

Notary Public