


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

Send Tax Notice To: B.Tyler Hixson
name
114 Mayfair Lane
address
Calera, AL 35040

Corporation Form Warranty Deed


20040105000005920 Pg 1/1 13.00
Shelby Cnty Judge of Probate, AL
01/05/2004 10:39:00 FILED/CERTIFIED

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FOUR THOUSAND NINE HUNDRED AND NO/100-----
-----DOLLARS (\$104,900.00)

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 B.Tyler Hixson

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

Lot 218, according to the Amended Map of the Final Plat of Camden Cove Sector
6, recorded in Map Book 30, page 54, in the Probate Office of Shelby County,
Alabama.

- SUBJECT TO:
1. Ad valorem taxes for the year 2004, which are a lien, but not yet due and payable until October 1, 2004.
 2. Easements, rights-of-way, restrictions, conditions and covenants of record.

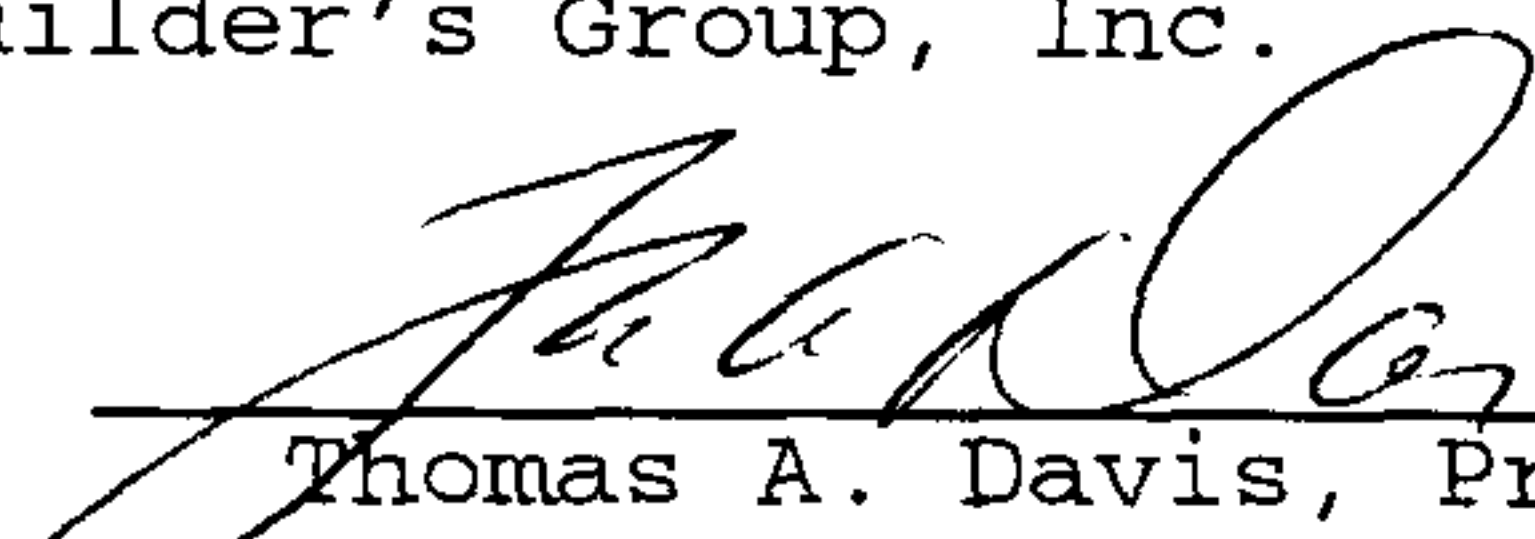
\$ 103,279.00 of the purchase price recited herein was derived from the
proceeds of a mortgage loan closed simultaneously herewith.

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 31st day of December, 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 31st day of December, 2003


Notary Public