

This instrument was prepared by

Send Tax Notice To: Michael J. Sims

(Name) DAVID F. OVSON, LLC

name

101 Renwick Lane

address

(Address) 1130 South 22nd Street, Birmingham, Alabama 35205

Calera, AL 35040

CORPORATION FORM WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

STATE OF ALABAMA

COUNTY OF Jefferson

} KNOW ALL MEN BY THESE PRESENTS,



20040206000063540 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
02/06/2004 13:15:00 FILED/CERTIFIED

That in consideration of ONE HUNDRED TWENTY ONE THOUSAND FOUR HUNDRED AND NO
-----DOLLARS (\$121,400.00)

to the undersigned grantor, Builder's Group, Inc.

(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Michael J. Sims and wife, Vicki M. Sims

(herein referred to as GRANTEES) for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, AL to-wit:

Lot 48, according to the Amended Map of the Final Plat of Camden Cove, Sector 7, as recorded in Map Book 30, page 83, 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.

The entire purchase price recited herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEES for and during their joint lives and upon the death of either of them, then to the survivor of them in fee simple, and to the heirs and assigns of such survivor forever, together with every contingent remainder and right of reversion. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, Thomas A. Davis who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of January 2004

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis
Thomas A. Davis, President

STATE OF Alabama
COUNTY OF Jefferson }

I, David F. Ovson
State, hereby certify that Thomas A. Davis
whose name as President of Builder's Group, Inc.

a Notary Public in and for said County in said

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

January 2004

David F. Ovson

Notary Public

RECEIVED FOR THE STATE OF ALABAMA
JAN 31 2004
SHELBY COUNTY JUDGE OF PROBATE