

This instrument was prepared by:

(Name) DAVID F. OVSON, LLC

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

Send Tax Notice To: Builder's Group, Inc.

name

100 Hinds Street

address

Pelham, AL 35124

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:



20040624000344870 Pg 1/1 43.50
Shelby Cnty Judge of Probate, AL
06/24/2004 11:19:00 FILED/CERTIFIED

That in consideration of THIRTY TWO THOUSAND FIVE HUNDRED AND NO/100-----
-----DOLLARS (\$32,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, **Rebecca M. Stults, an unmarried woman**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **Builder's Group, Inc.**

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

**Lot 36, according to the Survey of MeadowBrook Cluster Homes, 2nd Sector,
as recorded in Map Book 22, page 110, 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-ways, restrictions, conditions and covenants of record.

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 18th
day of June, 2004

_____(Seal)

Rebecca M. Stults

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
Rebecca M. Stults, an unmarried woman
whose name(s) 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 she executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 18th day of June, A.D., 2004

David F. Ovson Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
COMMISSION EXPIRES: Aug 27, 2005
1000 GRAND BLVD SUITE 1000 BIRMINGHAM, AL 35203