


This instrument was prepared by
(Name) David F. Ovson, LLC
(Address) 1130 South 22nd Street
Ridge Park Building, Ste. 4800
Birmingham, AL 35205

Send Tax Notice To: Linda C. Brown
name
472 Camden Cove Circle
address
Calera, AL 35040-5502

Corporation Form Warranty Deed


20050114000023440 Pg 1/1 12.00
Shelby Cnty Judge of Probate, AL
01/14/2005 11:04:00 FILED/CERTIFIED

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Seventeen Thousand Four Hundred and No/100 Dollars (\$117,400.00)
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 Linda C. Brown

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

Lot 260, according to the Final Plat of Camden Cove, Sector 9, as recorded
in Map Book 33, page 14, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 2005, which are a lien, but not yet due and payable until October 1, 2005.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

The entire purchase price recited herein was derived from mortgage loans
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 29th day of December, 2004

ATTEST:

Builder's Group, Inc.

By Thomas A. Davis
Thomas A. Davis, President

STATE OF Alabama)
COUNTY OF Jefferson)

I, the undersigned
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 29th day of December, 2004

NOTARY PUBLIC STATE OF ALABAMA
MY COMMISSION EXPIRES: AUG 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public