This instrument was prepared by

(Name) DAVID F. OVSON, LLC

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

Send Tax Notice To: Robert Deckard
name 1425 Sutherland Place
~~474 Camden Cove Circle~~
address Birmingham, AL
~~Calera, AL 35040~~

5242

20050315000115470 1/1 $23.00
Shelby Cnty Judge of Probate, AL
03/15/2005 09:58:53AM FILED/CERT

Corporation Form Warranty Deed

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED THIRTY AND NO/100----------
----------DOLLARS($117,130.00)
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 Robert Deckard

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

Lot 259, according to the Final Plat 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.

$ 105,417.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 03/15/2005
State of Alabama
Real Estate Excise Tax
Deed Tax:$12.00

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 28th day of February, 2005.

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 28th day of February, 2005

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Aug 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public