20050502000207830 1/1 $36.00
Shelby Cnty Judge of Probate,AL
05/02/2005 10:46:45AM FILED/CERT

THIS INSTRUMENT PREPARED BY:
Courtney Mason & Associates, P.C.
1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

GRANTEE'S ADDI
Leslie A. Bradford
554 Cahaba Manor Drive
Pelham, Alabama 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

CORPORATION
GENERAL WARRANTY DEED

Shelby County, AL 05/02/2005
State of Alabama

Deed Tax:$25.00

KNOW ALL MEN BY THESE PRESENTS: That, for and in consideration of One Hundred Twenty-Three Thousand and 00/100 ($123,000.00) DOLLARS, and other good and valuable consideration, this day in hand paid to the undersigned GRANTOR, **Build All Construction, Inc., a corporation** (hereinafter referred to as GRANTOR), the receipt whereof is hereby acknowledged, the GRANTOR does hereby give, grant, bargain, sell and convey unto the GRANTEE, **Leslie A. Bradford, a single individual,** (hereinafter referred to as GRANTEE), his heirs and assigns, the following described Real Estate, lying and being in the County of SHELBY, State of Alabama, to-wit:

Lot 20-A, according to the Resurvey of Lots 20 and 21 Crosscreek Cove Townhomes, as recorded in Map Book 34, Page 58, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

$98,400.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, the tract or parcel of land above described together with all and singular the rights, privileges, tenements, appurtenances, and improvements unto the said GRANTEE, his heirs and assigns forever.

AND SAID GRANTOR, for said GRANTOR, GRANTOR'S heirs, successors, executors and administrators, covenants with GRANTEE, and with GRANTEE'S heirs and assigns, that GRANTOR are lawfully seized in fee simple of the said Real Estate; that said Real Estate is free and clear from all Liens and Encumbrances, except as hereinabove set forth, and except for taxes due for the current and subsequent years, and except for any Restrictions pertaining to the Real Estate of record in the Probate Office of said County; and that GRANTOR will, and GRANTOR'S heirs, executors and administrators shall, warrant and defend the same to said GRANTEE, and GRANTEE'S heirs and assigns, forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Billy Gossett who is authorized to execute this conveyance, hereto set his signature and seal this the 29th day of April, 2005.

Build All Construction, Inc.

By: Billy Gossett, President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Billy Gossett, whose name as President of Build All Construction, 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.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 29th day of April, 2005.

NOTARY PUBLIC
My Commission Expires: COURTNEY H. MASON, JR.
COMMISSION EXPIRES MARCH 5, 2007

COURTNEY H MASON JR
NOTARY PUBLIC
ALABAMA STATE AT LARGE