20050630000326050 1/1 \$27.00 Shelby Cnty Judge of Probate, AL 06/30/2005 10:48:00AM FILED/CERT

## SEND TAX NOTICE TO:

Wanda Beacham 551 Cahaba Manor Drive Pelham, AL 35124

## WARRANTY DEED

SHELBY COUNTY	
STATE OF ALABAMA	

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Six Thousand and 00/100 (\$106,000.00) to the undersigned grantor in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, Build-All Construction, Inc., an Alabama corporation(hereinafter grantor), does hereby grant, bargain, sell and convey unto Wanda Beacham, (hereinafter GRANTEE), all of its right, title and interest in the following described real estate, situated in Shelby COUNTY, ALABAMA, to wit:

Lot 17, according to the Survey of Crosscreek Cove Townhomes, as recorded in Map Book 33, Page 13 in the Probate Office of Shelby County, Alabama

Subject to current taxes, all matters of public record, including, but not limited to easements, restrictions of record, and other matters which may be viewed by observation.

\$90,100 of the consideration recited herein is from the proceeds of a purchase money mortgage note of even date herewith.

TO HAVE AND TO HOLD unto the said GRANTEE, and Grantee's transferees and assigns, forever. Grantor does for itself and for its successors and assigns covenant with the said GRANTEE, and Grantee's transferees and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and that Grantor will and Grantor's transferees and assigns shall warrant and defend the same to the said GRANTEE, and Grantee's transferees and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, being duly authorized by the Grantor herein, does hereunto set my hand and seal as Billy R. Gossett of Build-All Construction, Inc. on June 24th, 2005.

Build-All-Construction, Inc.

Billy R. Gossett, President

STATE OF ALABAMA

JEFFERSON COUNTY

)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Billy R. Gossett, whose name is signed to the foregoing conveyance as President of Build-All Construction, Inc., and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he executed the same voluntarily on the day the same bears date as the act of and on behalf of Build-All Construction, Inc.

- CBLIC

Given under my band and official seal on June 24th, 2005 ICK F.

Notary Public

Commission Expires: /

This instrument was prepared by:

Patrick F. Smith, Attorney Dominick, Fletcher, Yeilding, Wood & Lloyd, P.A.

2121 Highland Avenue South

Birmingham, Alabama 35205

Shelby County, AL 06/30/2005 State of Alabama

Deed Tax:\$16.00

rocited the mortgage loan closed the mortgage