This instrument was prepared by

(Name) DAVID F. OVSON, LLC

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

Send Tax Notice To: Beryl R. Grooms
name

106 Ashby Street
address

Calera, AL 35040

Corporation Form Warranty Deed

20051109000587250 1/1 $12.00
Shelby Cnty Judge of Probate, AL
11/09/2005 12:58:33PM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY FOUR THOUSAND AND NO/100----------DOLLARS($144,000.00)

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 Beryl R. Grooms

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

Lot 109, according to the Survey of Camden Cove West Sector 3, Phase 2, as recorded in Map Book 35, page 15, 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 a mortgage loan 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 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 October, 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 October, 2005

ALABAMA AT LARGE
Aug 27, 2008
UNDERWRITERS

Notary Public