This instrument was prepared by

(Name) DAVID F. OVSON, LLC

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

Send Tax Notice To: Adreanne N. Conwell
name
145 Ashby Street
address
Calera, AL 35115

Corporation Form Warranty Deed

20060913000453090 1/1 $25.00
Shelby Cnty Judge of Probate, AL
09/13/2006 08:55:12AM FILED/CERT

STATE OF ALABAMA)
)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FIVE THOUSAND NINE HUNDRED AND NO/100----------
----------DOLLARS($135,900.00)
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 Adreanne N. Conwell

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

Lot 153, according to the Survey of Camden Cove West 3rd Sector 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 2006, which are a lien, but not yet due and payable until October 1, 2006.
2. Easements, rights-of-ways, restrictions, conditions and covenants of record.

$ 122,250.00 of the purchase price recited herein was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Shelby County, AL 09/13/2006
State of Alabama

Deed Tax:$14.00

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 25th day of August, 2006.

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 25th day of August, 2006

MY COMMISSION EXPIRES: Aug 27, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

_____
Notary Public