

HIS INSTRUMENT WAS PREPARED BY:
(name) W.E.B. Homebuilders, Inc.
(address) Route 19, Box 174A, Birmingham, Alabama 35244

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

2384

WARRANTY DEED (CORPORATION)

THE STATE OF ALABAMA,
Shelby County

KNOW ALL MEN BY THESE PRESENTS:

See Mtg 352- Page 215

That for and in consideration of
Forty Four Thousand, Six Hundred Thirty Seven and no/100 DOLLARS
to the undersigned grantor W.E.B. Homebuilders, Inc. , a corporation,
in hand paid by Ralph Sanderson Realty Company
the receipt whereof is hereby acknowledged, the said W.E.B. Homebuilders, Inc.
does grant, bargain, sell and convey unto the said Ralph Sanderson Realty Company

the following described real estate, to-wit:
Lots 13, 14, 15 and 20, Block 5, 6th Sector Indian Valley as recorded in
Map Book 5, Page 118; Lot 12, 3rd Sector Indian Valley as recorded in Map
Book 5, Page 97; Lot 19A, a resurvey of Lots 14, 15, 16, 17, 18 and 19,
3rd Sector Indian Valley as recorded in Map Book 5, Page 129 and Lot 2,
Block 2, 4th Sector Indian Valley as recorded in Map Book 5, Page 99, all
recorded in the Probate Office of Shelby County, Alabama.
Subject to existing easements, rights of way and restrictions of record,
including a flood easement on Lot 19A as recorded in Volume 384, Page 305
in said Probate Office. An easement for ingress and egress in favor of
Lots 18 and 17A across 19A for access to Indian Valley Lake.
Mineral and mining rights excepted.

\$100,000.00 of the purchase price recited above was paid from the proceeds of a
mortgage loan closing simultaneously herewith (see attached).

situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said

Ralph Sanderson Realty Company, their heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said

Ralph Sanderson Realty Company, their heirs and assigns,

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BOOK
that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good
right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend
the same unto the said Ralph Sanderson Realty Company, their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said W.E.B. Homebuilders, Inc.

has caused these presents to be executed by

Ralph S. Tully its President, duly authorized thereto, and attested by

Rodonna T. Tully its Secretary,

who affixed its corporate seal hereto, being duly authorized thereto, on this

the 10TH day of February, 1976

W.E.B. HOMEBUILDERS, INC.

Attest:

Rodonna T. Tully
Secretary.

By Ralph S. Tully
Its President.

19760213000010920 1/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1976 12:00:00 AM FILED/CERT

THE STATE OF ALABAMA,

Shelby County.

I, the undersigned, a Notary Public

in and for said County, in said State, hereby certify that Ralph S. Tully, whose name as President of the W.E.B. Homebuilders, 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 this 10th day of February, 1976

Notary Public



1976 FEB 13 AM 9:16
INSTRUMENT WAS FILED
JUDGE OF PROBATE
Need Jct 50



19760213000010920 2/2 \$.00
Shelby Cnty Judge of Probate, AL
02/13/1976 12:00:00 AM FILED/CERT

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TO

CORPORATION
Warranty Deed

The State of Alabama

County

I, Judge of the Probate Court of said County, hereby certify that the foregoing conveyance was filed for registration in this office on the

day of 19, and was re-

corded in Vol. Record of Deeds,

Pages on the

day of 19

3.00

1.00

4554 Judge of Probate.

THIS FORM FROM
LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA