

This instrument was prepared by

1202

(Name) Courtney H. Mason, Jr.
(Address) P. O. Box 360187
Birmingham, Alabama 35236-0187



Corporation Form Warranty Deed

STATE OF ALABAMA

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KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

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That in consideration of ONE HUNDRED FIFTEEN THOUSAND AND NO/100TH (\$115,000.00) DOLLARS,

to the undersigned grantor, J. D. Scott Construction Co., 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

James M. Gratz and wife Dannette B. Gratz
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 414, according to survey of Riverchase Country Club, Eleventh Addition, as recorded in Map Book 8 page 160 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to all existing taxes, easement and restrictions of record.

\$109,250.00 of the above recited purchase price was paid by a mortgage loan closed simultaneously herewith.

Grantees' Address: 2045 Sweet Gum Drive, Birmingham, Alabama 35244

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 MAR 25 AM 10:54

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

Deed fee - 6.00
Rec 2.50
Ind 1.00
9.50

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 22nd day of March, 1985

ATTEST:

J. D. SCOTT CONSTRUCTION CO., INC.

Secretary

By

J. D. Scott

President

STATE OF ALABAMA

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COUNTY OF SHELBY

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I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that J. D. Scott

whose name as President of J. D. Scott Construction Co., 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 22nd

, 1985

