

This instrument was prepared by

(Name) Darlyene W. Graham

(Address) 213 Lee Drive, Gardendale, AL 35071

Send Tax Notice To:

name

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty two thousand five hundred and 00/100s

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John E. Ebbert and wife, Mavis A. Ebbert

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Choice Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 4, according to the survey of Heatherwood, Sector 1, 1st Addition as recorded in Map Book 9 page 66 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

BOOK 070 PAGE 74

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 29th day of April, 1986.

John E. Ebbert
Mavis A. Ebbert

(Seal)

(Seal)

1. Deed Tax \$ 42.50

2. Mtg. Tax (Seal)

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 46.00

STATE OF ALABAMA

Jefferson COUNTY

I, Sharon F. Greer

hereby certify that John E. Ebbert and Mavis A. Ebbert

whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they

on the day the same bears date.

Given under my hand and official seal this 29th day of April

P.O. Box 35
Altoona, AL 35952

STATE OF ALA. SHELBY CO. (Seal)

I CERTIFY THIS INSTRUMENT WAS FILED (Seal)

1986 MAY -2 AM 9:56 (Seal)

Sharon F. Greer, Jr.
JUDGE OF PROBATE

General Acknowledgment

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

My Commission Expires February 29, 1986

Notary Public, Alabama State

My Commission Expires February 29, 1986

Bonded by Western Surety Company