

This instrument was prepared by

2266

SEND TAX NOTICE TO: Janney Homes, Inc.

(Name) Dale Corley

(Address) 2100 Sixteenth Avenue, South

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA ) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF Jefferson )

That in consideration of Thirty-One Thousand Five Hundred and no/100 DOLLARS, to the undersigned grantor, Altadena Woods Development Corporation 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 Janney Homes, Inc.

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

Lot 7 Block 1 according to the Survey of Altadena Woods, First Sector, as recorded in Map Book 10, Page 104, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements and restrictions of record.

\$31,500 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

Table with 2 columns: Fee Type and Amount. Rows include: 1. Deed Tax \$, 2. Mtg. Tax, 3. Recording Fee 250, 4. Indexing Fee 100, TOTAL 350.

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 authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 4th day of May 19 87

ATTEST: ALTADENA WOODS DEVELOPMENT CORPORATION By Ron Rockhill President

STATE OF Alabama Secretary STATE OF ALABAMA SHELBY CO. I CERTIFY THIS INSTRUMENT WAS FILED COUNTY OF Jefferson the undersigned 1987 MAY 29 AM 9:20

hereby certify that Ron Rockhill, President of ALTADENA WOODS DEVELOPMENT 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 4th day of May

Central Bank P.O. Box 10566

Notary Public signature and seal

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