

SEND TAX NOTICE TO:

(Name) Mary Ruth Burgess

(Address) 2057 Cahaba Crest Drive
Hoover, Alabama

This instrument was prepared by

(Name) David F. Ovson, Attorney at Law
3499 Independence Drive, Suite A
(Address) Birmingham, Alabama 35209

Form TICOR 5300 1-84

CORPORATION FORM WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA
COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Thousand Five Hundred & 00/100 ----- DOLLARS,
(\$160,500.00)

to the undersigned grantor, J & S Homes, Inc.
in hand paid by

a corporation.

Mary Ruth Burgess

the receipt of which is hereby acknowledged, the said

J & S Homes, Inc., grantor
does by these presents, grant, bargain, sell and convey unto the said
Mary Ruth Burgess

the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 16, according to the Survey of Altadena Woods, 2nd Sector, as recorded in
Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the year 1988, which are a lien, but not due and payable until October 1, 1988.
2. Existing easements, restrictions, rights of way, set back lines, limitations, if any, of record.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 APR 29 PM 3:48

\$128,400.00 of the purchase price recited above was paid from a mortgage loan of \$128,400.00 simultaneously herewith.

TO HAVE AND TO HOLD, To the said grantee, her

1. Deed Tax \$ 32.40
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00

heirs and assigns forever.

And said grantor
and assigns, covenant with said grantee, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor

by its

~~President~~ Secretary/Treasurer

, who is authorized to execute this conveyance,
day of April, 19 88

has hereto set its signature and seal, this the 27

ATTEST:

STATE OF ALABAMA
COUNTY OF JEFFERSON

By John B. Davis, Jr.
Notary Public

a Notary Public in and for said County, in

I, David F. Ovson
said State, hereby certify that John B. Davis, Jr.
whose name as ~~President~~ Secretary/Treasurer of J & S Homes, 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 27 day of April, 19 88

MY COMMISSION EXPIRES AUG. 27, 1988 Notary Public

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