



1580

american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive, Birmingham, Alabama 35242

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirty-Five Thousand Five Hundred and no/100 dollars \$35,500.00

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

Jesse Guy Horton, Jr. and wife Constantina Likos Horton

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

Spratlin & Edwards Construction Co., Inc.

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

Lot 24 According to the Survey of Meadowridge, as recorded in Map Book 11, Page 40, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral & Mining Rights excepted.

Subject to Taxes for 1988.

Subject to Restrictions, Covenants, Building Lines and Easements of Record. \$35,000.00 of the Purchase Price recited above was paid from mortgage loan closed simultaneously herewith.

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1. Deed Tax \$ 50.
2. Mfg Tax _____
3. Transfer Tax \$ 2.50
4. Interest \$ 1.00
TOTAL \$ 53.50

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 GRANTEE, 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 GRANTEE, 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 19th day of July, 1988.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

(Seal)

(Seal)

88 JUL 22 PM 2:22

(Seal)

JUDGE OF PROBATE

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Summey B. Higgins, Jr., a Notary Public in and for said County, in said State, hereby certify that Jesse Guy Horton, Jr. and wife Constantina Likos Horton whose names 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 have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of July, A. D., 1988.

Southwest Mt. Corp. Summey B. Higgins Public