

THE STATE OF ALABAMA, SHELBY COUNTY

Know All Men by these Presents: That for and in consideration of

*** Forty Four Thousand Nine Hundred and no/100 (\$44,900.00) DOLLARS

to the undersigned grantor Southern Associated Industries Incorporated
in hand paid by James W. Berger, the receipt
whereof is hereby acknowledged Southern Associated Industries Inc. do grant, bargain, sell, and convey unto the
said James W. Berger the following described real estate, to wit:

Lot 1A, Block 4, according to the map and survey of Cherokee Hills, as recorded in Map Book 12, Page 59, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1988, and thereafter.
2. Mineral and mining rights are excepted.
3. Property may not be subdivided.
4. All restrictions, covenants, building lines, rights-of-Way and conditions of record.
5. Sellers approval of initial dwelling and out-houses prior to construction.

situated in Shelby County, Alabama.

To Have and to Hold to the said James W. Berger, his heirs and assigns forever.

And we do, for his heirs, executors, and administrators, covenant with said James W. Berger, his heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all incumbrances, and that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors, and administrators shall, warrant and defend the same to the said Grantees, their heirs, executors, and assigns, forever, against the lawful claims of all persons.

Given under my hand and seal, this 16 day of August, 19 88

Witness:

C. Nelson Burkett (L.S.)
 Southern Associated Industries Inc.
 by, C. Nelson Burkett, President (L.S.)

_____ (L.S.)

_____ (L.S.)

2915 Black Horse Bend
B'ham AL- 35242

BOOK 205 PAGE 825

BOOK 205 PAGE 826

THE STATE OF ALABAMA, JEFFERSON COUNTY

I, MARY TEAL AYCOCK in and for said State and County, do hereby certify that C. Nelson Burkett, President, Southern Associated Industries, Incorporated whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me this day that, being informed of the contents of the conveyance, did executed the same voluntarily on the day the same bears date.

Given under My hand and seal, this 16 day of August, 19 88

Mary Teal Aycock

MY COMMISSION EXPIRES JUNE 23, 1992

THE STATE OF ALABAMA, _____ COUNTY

I, _____ in and for said State and County, do hereby certify that on the _____ day of _____, 19____, came before me the within named _____, known to me to be the wife of the within named _____ who being examined separate and apart from the husband touching her signature to the within conveyance acknowledged that she signed the same of her own free will and accord, and without fear, constraint, or threats on the part of the husband.

In witness whereof, I hereto set my hand, this _____ day of _____, 19____

Southern Associated Industries Inc

TO
James W. Berger
WARRANTY DEED

THE STATE OF ALABAMA
Shelby COUNTY

I hereby certify that this conveyance was filed in my office for record on the _____ day of _____, 19____

at _____ o'clock _____ M., and was duly recorded in Vol. _____ page _____

of Record of Deeds, and that \$ _____ Deed Tax has been paid as required by law.

Recording Fee, \$ _____ Judge of Probate.

STATE OF ALA. SHELBY
I CERTIFY THIS INSTRUMENT WAS FILED

88 SEP 23 AM 11:09

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

- 1. Deed Tax \$ 45.00
- 2. Mtg. Tax _____
- 3. Recording Fee 5.00
- 4. Indexing Fee 1.00
- TOTAL 51.00