

This form furnished by:

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Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Eastern Office
(205) 833-1571

This instrument was prepared by:
(Name) VALLEYDALE REALTY COMPANY
(Address) 4525 VALLEYDALE ROAD
BIRMINGHAM, AL 35242

Send Tax Notice to:
(Name) TOM RIGBY
(Address) 2064 VESTAVIA LAKE DRIVE
BIRMINGHAM, AL 35216

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY ONE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$31,500.00) DOLLARS to the undersigned grantor, JAMESWOOD DEVELOPMENT INC. 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 presentes, grant, bargain, sell and convey unto GEORGE T. RIGBY d.b.a.

RIGBY CUSTOM HOMES

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA TO WIT:

LOT #40 ACCORDING TO THE SURVEY OF JAMESWOOD, THIRD SECTOR, AS RECORDED IN MAP BOOK 11, PAGE 109, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO TAXES, EASEMENTS AND RESTRICTIONS OF RECORDS, MINERAL AND MINING RIGHTS EXEMPTED.

BOOK 236 PAGE 689

SINK HOLE PRONE AREAS

THE SUBDIVISION SHOWN HERON, INCLUDING LOTS AND STREETS, LIES IN AN AREA WHERE NATURAL LIME SINKS MAY OCCUR. SHELBY COUNTY, THE SHELBY COUNTY ENGINEER, THE SHELBY COUNTY PLANNING COMMISSION AND THE MEMBERS THEREOF, AND ALL OTHER AGENTS, SERVANTS OR EMPLOYEES OF SHELBY COUNTY, ALABAMA, MAKE NO REPRESENTATION WHATSOEVER THAT THE SUBDIVISION LOTS AND STREETS ARE SAFE OR SUITABLE FOR RESIDENTIAL CONSTRUCTION, OR FOR ANY OTHER PURPOSE WHATSOEVER. AREAS UNDERLAIN BY LIMESTONE AND THUS MAY BE SUBJECT TO LIME SINK ACTIVITY. THERE IS NO VISIBLE EVIDENCE OF SINK HOLES ON THIS PROPERTY.

\$28,350.00 of the price paid herein was paid by a mortgage loan closed simultaneously herewith.

1. Bond Tax \$ 250
2. Mfg Tax
3. Recording Fee 250
4. Indexing Fee 200

TOTAL 800

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 26th day of April, 19 89

ATTEST:

Secretary

By

ELBERT E. FULMER

President

STATE OF ALABAMA
SHELBY

County }

I, JAMES RAY MARTIN

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

hereby certify that

ELBERT E. FULMER

whose name as THE President of JAMESWOOD DEVELOPMENT 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

26th day of

April

19 89

My Commission Expires:

Notary Public