

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
2700 Highway 280 South, Suite 101W
(Address) Birmingham, Al 35223

SEND TAX NOTICES TO:
Steven M. Janney
2421 Wine Ridge Drive
Birmingham, Al 35244

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

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Six Thousand and no/100 (\$126,000.00)----- DOLLARS,
to the undersigned grantor, Janney Homes, 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 presents, grant, bargain, sell and convey unto

M. Lewis Gwaltney, Jr. and James A. Stroud and Steven M. Janney
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 14, according to the Survey of Altadena Woods, Fourth Sector, as recorded in Map
Book 10, Page 62, in the Probate Office of the Judge of Probate of Shelby County,
Alabama.

Subject to:

1. Advalorem taxes for the current tax year, 1989.
2. Easements, restrictions and reservations of record.

\$ 121,600.00 of the purchase price recited above was paid by mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 4.50
2. Mig. Tax _____
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 10.00

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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 encum-
brances, 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 Steven A. Janney President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 21 day of July, 19 89

ATTEST:

Janney Homes, Inc.

STATE OF ALABAMA

COUNTY OF JEFFERSON

Secretary
INSTRUMENT WAS FILED
89 JUL 27 PM 3:30

By Steven M. Janney President

I, the undersigned Steven M. Janney
JUDGE OF PROBATE
hereby certify that Steven M. Janney

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

whose name as President of Janney 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 21 day of July, 19 89