

This form furnished by:

1611
Cahaba Title, Inc.

Eastern Office
(205) 833-1571

Riverchase Office
(205) 988-5600

This instrument was prepared by:

(Name) Courtney H. Mason, Jr.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Choice Builders, Inc.
(Address) 105 Trade Center Drive
Birmingham, AL 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY NINE THOUSAND NINE HUNDRED AND NO/100ths (\$79,900.00) DOLLARS.

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

Jimmy W. Adams and wife, Lu H. Adams

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

Choice Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

County, Alabama, to-wit:

Shelby

Lot 3011, according to the Survey of Riverchase Country Club, 30th Addition, as recorded in Map Book 13 page 88, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

1. Deed Tax	\$ 80.00
2. Notary Fee	250
3. Recording Fee	300
4. Title Insurance	
5. Other	
6. Commission, Fee	\$ 1.00
Total	\$ 86.50

BOOK 275 PAGE 567

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

90 JAN 23 AM 9:54

Judge of Probate

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO GUARANTEE AS TO TITLE.

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 said grantee, his, her or 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 stated 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, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22nd
day of January, 19 90

(Seal)

(Seal)

(Seal)

Jimmy W. Adams (Seal)
Jimmy W. Adams
Lu H. Adams (Seal)
Lu H. Adams

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned
in said State, hereby certify that

Jimmy W. Adams and wife, Lu H. Adams

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 22nd day of January, 19 90

3/3/91

My Commission Expires

Notary Public