

This instrument was prepared by

(Name) Jones & Waldrop
(Address) 1009 Montgomery Highway
Birmingham, Al. 35216
#024/90

Send tax notice: Sheila Cohen
3617 Wyngate Lane
Birmingham, Al. 35242

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three hundred thirty thousand five hundred eighty and DOLLARS,
no/100 (\$330,580.00)
to the undersigned grantor, Wedgworth Construction Company, 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

Sheila M. Cohen

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

Lot 5, Block 4, according to the Amended Map of Wyngate, First
Sector, as recorded in Map Book 11, page 81 in the Probate Office
of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to: All easements, restrictions and rights of way of record.

\$187,450 of the above mentioned purchase price was paid for
from a mortgage loan which was closed simultaneously herewith.

Wedgworth Construction Company, Inc. is one and the same as
Wedgworth Construction Co., Inc.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 FEB 19 AM 11:19

1. Deed Tax	\$ 144.50
2. Mtg. Tax	\$ 2.50
3. Recording Fee	\$ 3.00
4. Indexing Fee	\$
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$
Total	\$ 150.00

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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 15 day of February, 19 90

ATTEST:

WEDGWORTH CONSTRUCTION COMPANY, INC.

Secretary

By

Michael W. Wedgworth
MICHAEL W. WEDGWORTH President

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned
hereby certify that Michael W. Wedgworth

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

whose name as President of Wedgworth Construction Company, 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

15

day of February

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