

1513

SEND TAX NOTICE TO:

(Name) Diana Anita Coleman  
1788 Dana Drive  
(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Gene W. Gray, Jr., Attorney at Law  
2100 SouthBridge Parkway, Suite 650  
(Address) Birmingham, Alabama 35209

Form TICOR 5300 1-84  
CORPORATION FORM WARRANTY DEED--TICOR TITLE INSURANCE

STATE OF ALABAMA } KNOW ALL MEN BY THESE PRESENTS,  
COUNTY OF SHELBY }

That in consideration of Fifty-Four Thousand Five Hundred and No/100----- DOLLARS,  
----- (\$54,500.00) -----  
to the undersigned grantor, Ripple Creek Builders, Inc. a corporation.  
in hand paid by

Diana Anita Coleman, Grantee  
the receipt of which is hereby acknowledged, the said Grantor

does by these presents, grant, bargain, sell and convey unto the said Grantee

the following described real estate, situated in

Lot 16, according to the Survey of Ripple Creek Estates, Phase 2, First Addition,  
as recorded in Map Book 14, page 39 in the Probate Office of Shelby County, Alabama;  
being situated in Shelby County, Alabama.

Subject To:

Advalorem taxes for the year 1991 which are a lien, but are not due and payable  
until October 1, 1991;  
Easements, rights of way, set back lines, and restrictions of record.

\$ All of the consideration was paid from the proceeds of a  
mortgage loan.

TO HAVE AND TO HOLD, To the said Grantee, her

heirs and assigns forever.

And said Ripple Creek Builders, Inc.  
and assigns, covenant with said Diana Anita Coleman, her

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-  
brances unless otherwise noted above, 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, her

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said  
President,

Ripple Creek Builders, Inc. by its  
, who is authorized to execute this conveyance,  
1st day of April, 1991

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

Ripple Creek Builders, Inc.

By Marie M. Hurt  
President

91 APR 22 AM 8:30 Secretary

STATE OF ALABAMA }  
COUNTY OF JEFFERSON }

Rec'd 2.50  
Jud 3.00  
Cert 1.00  
NOTAX 1.00  
7.50

I, Gene W. Gray, Jr.  
said State, hereby certify that Marie M. Hurt  
whose name as President of  
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.

a Notary Public in and for said County, in

Ripple Creek Builders, Inc.  
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 1st day of April, 1991

BOOK 339 PAGE 121

ORLEY, MONCUS & WARD, P.C.