

This form furnished by:

**Cahaba Title, Inc.**

Riverchase Office  
(205) 988-5600

Eastern Office  
(205) 833-1571

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) B & S Development, Inc.  
(Address) Rt. 1, Box 2229  
Shelby, AL 35143

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY THREE THOUSAND AND NO/100ths

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,  
Alva Battles dba B&S Construction

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

B & S Land Development, Inc.

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

Lot 31, according to the survey of Valley Brook, Phase IV as recorded in Map Book 14 Page 84 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF ALVA BATTLE AS DEFINED BY THE CODE OF ALABAMA.

1. Deed Tax	\$ 33.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 39.50

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 13th day of December 1991

INSTRUMENT WAS FILED

91 DEC 26 AM 8:43

Alva Battles DBA B&S Construction

Alva Battles

**STATE OF ALABAMA**

SHELBY

**County**

**General Acknowledgment**

I, THE UNDERSIGNED  
in said State, hereby certify that ALVA BATTLE, A MARRIED MAN

a Notary Public in and for said County,

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 13th day of December 1991

3-5-95

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES

My Commission Expires:

3-5-95

Notary Public