

**CORPORATION WARRANTY DEED**

STATE OF ALABAMA )  
JEFFERSON COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED FIFTEEN THOUSAND and no/100 DOLLARS (\$115,000.00) to the undersigned grantor, LOWERY and HAMILTON BUILDERS, INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto RICHARD LEE MAYS AND PATTI H. MAYS (hereinafter "grantees"), as joint tenants with right of survivorship, all of its interest in the following described real estate, situated in SHELBY County, Alabama:

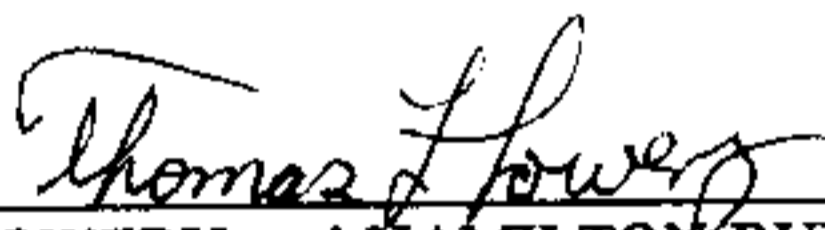
*Lot 52, according to the Survey of Southern Hills, Sector 6 Phase One, as recorded in Map Book 17, Page 93, in the Probate Office of Shelby County, Alabama.  
Minerals and mining rights excepted.*

\$103,500.00 of the consideration is from a purchase money first mortgage.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1994 taxes are currently a lien but are not yet due and payable.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, THOMAS LOWERY, President, of said LOWERY and HAMILTON BUILDERS, INC. who is duly authorized to sign the same, has hereunto set his hand and seal this 30TH day of SEPTEMBER, 1994.


  
\_\_\_\_\_  
LOWERY and HAMILTON BUILDERS, INC.  
BY: THOMAS LOWERY, its President

Inst # 1994-30738

10/10/1994-30738  
09:12 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 NCD 20.00

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that THOMAS LOWERY, President of LOWERY and HAMILTON BUILDERS, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of LOWERY & HAMILTON BUILDERS INC. with full authority to do so, on the day the same bears date.

  
\_\_\_\_\_  
Notary Public  
My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 212, Birmingham, AL. 35223.

Send tax notice to: RICHARD LEE MAYS, 125 Moss Hill Lane, Calera, AL 35040

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