

This instrument was prepared by

Send Tax Notice To: Charlotte Ann Dawson

(Name) Lamar Ham

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

109 Meadow View Trail

address

Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED SEVENTY AND NO/100-----
-----DOLLARS (\$117,470.00)

to the undersigned grantor, Regency Development, 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 Charlotte Ann Dawson

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

Lot 23, according to the Survey of Ivy Brook Phase One, as recorded in Map Book 18, page 21, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easements, covenants, restrictions and rights of way of record, mineral and mining rights.

\$ 82,400.00 of the purchase price was provided by a mortgage loan closed simultaneously herewith.

Inst # 1994-32527

10/31/1994-32527
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SNA 46.00

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 encumbrances, 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 Vice President who is authorized to execute this conveyance, hereto set its signature and seal,

this the 28th day of October, 1994.

ATTEST:

Regency Development, Inc.

By Charles G. Arcara
Charles G. Arcara, Vice President

STATE OF Alabama)
COUNTY OF Jefferson)

I, Lamar Ham

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

hereby certify that Charles G. Arcara

whose name as Vice President of Regency Development, 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 28th day of October, 1994

[Signature]

Notary Public