

This instrument prepared by John Hollis Jackson, Jr.,
Attorney at Law, P. O. Box 1818, Clanton, AL 35045

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twelve Thousand and no/100 (\$12,000.00) Dollars, to the undersigned grantor, Canterbury Development Company, an Alabama Partnership, in hand paid by Tammy McCoy, the receipt of which is hereby acknowledged, the said Canterbury Development Company, an Alabama Partnership, does by these presents, grant, bargain, sell and convey unto the said Tammy McCoy, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the survey of Canterbury Estates, First Addition, as recorded in the Office of the Judge of Probate of Shelby County, Alabama, in Map Book 16, Page 67; being situated in Shelby County, Alabama.

TO HAVE AND TO HOLD, to the said Tammy McCoy, her heirs and assigns forever.

And said Canterbury Development Company, an Alabama Partnership, does for itself, its successors and assigns, covenant with said Tammy McCoy, her heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances 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 Tammy McCoy, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Canterbury Development Company, an Alabama Partnership, by its General Partner, Van Holcomb, who is authorized to execute this conveyance, has hereto set its signature and seal, this the

04/17/1995-09947
02:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE MCB 22.00

14th day of April, 1995.

CANTERBURY DEVELOPMENT COMPANY, an
Alabama Partnership

BY: *Van E. Holcomb*
General Partner

STATE OF ALABAMA

CHILTON COUNTY

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Van Holcomb, whose name as General Partner in Canterbury Development Company, an Alabama Partnership, 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 partnership.

Given under my hand and official seal, this the 14th day of April, 1995.

John Holcomb
Notary Public

Address of Grantee:
#6 Meadowview
Pelham, AL 35124

Inst # 1995-09947

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002 MCD 23.00