

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY ONE THOUSAND & NO/100---- (\$161,000.00) DOLLARS to the undersigned grantor, Wayne Dutton Construction, Inc. a corporation, (herein referred to as the 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 John E. Townsend, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 9, according to the survey of Park Forest Subdivision, 6th Sector, as recorded in Map Book 17, Page 92, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

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

\$144,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 231 Forest Parkway Alabaster, Alabama 35007

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, 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 President, Wayne Dutton, who is authorized to execute this conveyance, hereto set its signature and seal, this the 27th day of July, 1995.

Wayne Dutton Construction, Inc.  
By: Wayne Dutton  
Wayne Dutton, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

07/28/1995-20137  
01:09 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 KCD 25.00

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Wayne Dutton whose name as the President of Wayne Dutton Construction, 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 27th day of July, 1995

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Notary Public

Inst # 1995-20137