



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
2204 Lakeshore Drive, Suite 130
(Address) Birmingham, Alabama 35209

Send Tax Notice:
Michael W. Forester
129 Sweet Gum Drive
Chelsea, Alabama 35043

CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA

COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Sixty Three Thousand Eight Hundred Ninety Eight Dollars
and no/100*****

to the undersigned grantor, McGinnis Construction, Inc. a corporation,
(herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR
does by these presents, grant, bargain, sell and convey unto
Michael W. Forester and Jan H. Forester

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in _____
Shelby _____ County, Alabama to-wit:

Lot 30, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18,
Page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

\$ 60,000.00 of the above recited purchase price was paid from a mortgage
loan closed simultaneously herewith.

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

Inst # 1995-34376

12/01/1995-34376
09:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 112.50

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its
successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, 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, has hereto set its signature and seal, this the 29th day of November 19 95

ATTEST:

McGinnis Construction, Inc.
By Rodney McGinnis President

Secretary

STATE OF Alabama

COUNTY OF Jefferson

I, Hubert E. Rawson, Jr. a Notary Public in and for said County in said
State, hereby certify that Rodney McGinnis
whose name as Vice President of McGinnis 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 29th day of November 1995

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: May 6, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

1995-34376