

This instrument was prepared by

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

Book # 1995-36135

12/18/1995-36135

09:45 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 SMA 34.50

KNOW ALL MEN BY THESE PRESENTS,

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

That in consideration of ONE HUNDRED SEVENTEEN THOUSAND FOUR HUNDRED & NO/100---- (\$117,400.00) DOLLARS to the undersigned grantor, W. A. Jones Construction Company, 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 J. Derrik Moore, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 46, according to the Survey of Saint Charles Place, Jackson Square, Phase Two, Sector Two, as recorded in Map Book 19 page 78 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

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

\$93,900.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 528 Baronne Street Helena, Alabama 35080

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, W. A. Jones, who is authorized to execute this conveyance, hereto set its signature and seal, this the 15th day of December, 1995.

W. A. Jones Construction Company, Inc.
By: W. A. Jones
W. A. Jones, President

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that W. A. Jones whose name as the President of W. A. Jones Construction, 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 15th day of December, 1995

Notary Public

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