

THIS INSTRUMENT PREPARED BY:

James E. Roberts
P. O. Box 370004
Birmingham, Alabama 35237

Send Tax Notice To:

Charles H. McGregor
2300 INDIAN CREST DR
PENNAMA, AL 35124

WARRANTY DEED (Without Survivorship)

STATE OF ALABAMA)
JEFFERSON COUNTY) **KNOWN ALL MEN BY THESE PRESENTS:**

That in consideration of Forty Five Thousand and no/100 Dollars (\$45,000.00) and other good and valuable consideration to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

James L. Clayton, a married man,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto,

Charles H. McGregor,

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

Lot 3A of the AIRPARK INDUSTRIAL COMPLEX, a industrial subdivision situated in the SW 1/4 of the SE 1/4, Section 18 and the NW 1/4 of the NE, NE 1/4 of the NE 1/4, Section 19, all in Township 21 South, Range 2 West, Alabaster, as recorded in the Shelby County Probate Court, Map Book 19, Page 116, Shelby County, Alabama.

Subject to the covenants and restrictions as attached hereto as Exhibit A and B. The property conveyed herein does not constitute the homestead of the grantor or his spouse.

This conveyance is in accordance with the terms of an Internal Revenue Code Section 1031 deferred real estate exchange.

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

And I do for myself and for my heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantee, has hereto set his signature and seal, this the 16th day of January, 1996 at 2:00 p.m.


James L. Clayton

STATE OF ALABAMA)
JEFFERSON COUNTY)

Before me, the undersigned notary public in and for said county in said state, personally appeared James L. Clayton, who being first duly sworn, makes oath that he has read the foregoing instrument and knows the contents thereof, and that he is informed and believes, and upon such information and belief, avers that the facts contained therein are true and correct.

Subscribed and sworn to before me this the 16th day of January, 1996.


Notary Public

[SEAL]

My commission expires: _____

MY COMMISSION EXPIRES MAY 10, 1998

Inst # 1996-06868

03/04/1996-06868
10:11 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 53.50