

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
MICHAEL FRANKLIN

118 Huntingdon Place
Birmingham, AL 35242

**STATE OF ALABAMA)
SHELBY COUNTY)**

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of TWO HUNDRED NINETY-SEVEN THOUSAND NINE HUNDRED DOLLARS AND NO/100's (\$297,900.00) to the undersigned grantor, VISTA HOMES, INC., a corporation, (herein referred to as 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 MICHAEL FRANKLIN (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 745, according to the Survey of Highland Lakes, 7th Sector, an Eddleman Community, as recorded in Map Book 20, page 58 A, B & C, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Together with nonexclusive easement to use the private roadways, Common Area all as more particularly described in the Declaration of Easements and Master Protective Covenants for Highland Lakes, a Residential Subdivision, recorded as Instrument #1994-07111 in the Probate Office of Shelby County, Alabama, and the Declaration of Covenants, Conditions and Restrictions for Highland Lakes, a Residential Subdivision, 7th Sector, recorded as Instrument #1995-28389 in the Probate Office of Shelby County, Alabama (which, together with all amendments thereto, is hereinafter collectively referred to as, the "Declaration").

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$268,100.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, her or their heirs and assigns forever.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that i am/we are 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/we will and my/our 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 GRANTOR, by its President, James B. Wagnon, Jr., who is authorized to execute this conveyance, has hereto set his signature and seal, this the 15th day of November, 1996.

11/22/1996-38590
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 38.50

VISTA HOMES, INC.

By: James B. Wagnon, Jr.
James B. Wagnon, Jr.
President

**STATE OF ALABAMA)
JEFFERSON COUNTY)**

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that James B. Wagnon, Jr., whose name as President of VISTA HOMES, 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 15th day of November, 1996.

Notary Public
My Commission Expires 5/29/99

Inst # 1996-38590

CLAYTON T. SWEENEY, ATTORNEY