

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1313 Alford Avenue
Birmingham, Alabama 35226

SEND TAX NOTICE TO:
Style Construction, Inc.
1151 Rushing Parc Drive
Birmingham, Alabama 35244

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

Inst • 1998-00317

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Forty Thousand Five Hundred and no/100 Dollars (\$40,500.00) to the undersigned Grantor

ABM DEVELOPERS, L.L.C.

an Alabama Limited Liability Company (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

STYLE CONSTRUCTION, INC.

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

Lot 39, according to the Amended Map of Rushing Parc, Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

The conveyance of this property is made subject to the following exceptions:

- (i) Mineral and mining rights not owned by the Grantor;
- (ii) Easements, Rights-of-Way, set back lines and building lines of record;
- (iii) Declaration of Protective Covenants for Rushing Parc Subdivision as recorded in Instrument #1994-32093 in the Probate Office of Shelby County, Alabama.

Grantee(s) hereby acknowledge acceptance of a copy of those protective covenants referred to in paragraph (iii) above and do hereby covenant and agree to abide by all provisions thereof.



GRANTEE
STYLE CONSTRUCTION, INC.

GRANTEE

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

01/06/1998-00317
01:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
JES HED 12.00

IN WITNESS WHEREOF, the Grantor, by its duly authorized Managing Partner, Joseph P. McCormick, has signed and sealed this Deed on this the 2nd day of January, 1998. Said Managing Partner warrants and represents that it is duly authorized under its Operating Agreement and pursuant to a formal resolution of the company to execute and deliver this deed to the Grantee on behalf of the Grantor.

ABM DEVELOPERS, L.L.C.

BY: 
Joseph P. McCormick
ITS MANAGING PARTNER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that Joseph P. McCormick, whose name as Managing Partner of ABM DEVELOPERS, L.L.C., an Alabama Limited Liability Company, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Managing Partner, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 2nd day of January, 1998.


Notary Public

My Commission Expires: 2/23/2000

Inst # 1998-00317

01/06/1998-00317
01:23 PM CERTIFIED
JEFFERSON COUNTY JUDGE OF PROBATE
002 123 12.00