



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 320-8020

This instrument was prepared by

(Name) Bob J. Whitley

(Address) 2232 Cahaba Valley Dr. 35242

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven thousand five hundred and No/100 Dollars (27,500.00) DOLLARS

to the undersigned grantor, YELLOWLEAF ESTATE, 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 ADERHOLT HOME BUILDERS, INC.

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

LOT 253. ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, SECOND SECTOR, AS RECORDED IN MAP BOOK 21, PAGE 93 A, B & C, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable October 1, 1998 Existing covenants and restrictions, easements, building lines and limitations of record.

Simultaneously herewith:

The covenants provide for a 35' building set back line for this subdivision; however, the seller/developer herein hereby amends the covenant to allow for a 30' building set back line.

Aderholt Home Builders, Inc. and Aderholt Homebuilders, Inc. is one and the same entity.

The full consideration quoted above was paid from a mortgage loan closed simultaneously herewith.

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

05/29/1998-19654
08:29 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD

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, 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 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 21st day of May, 19 98

ATTEST:

By Rodney D. McGinnis
Rodney D. McGinnis Vice-President

STATE OF Alabama

COUNTY OF Shelby

I, Mary Joe Logan

a Notary Public in and for said County, in said State,

hereby certify that Rodney D. McGinnis

whose name as President of Yellow Leaf ESTATE, 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 21st day of May, 19 98

Cahaba

Mary Joe Logan
Notary Public

My Commission expires: 5/14/02