

SEND TAX NOTICE TO:

(Name) BRADLEY A. HART

(Address) 109 BEACH CIRCLE
BIRMINGHAM, AL 35242

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
(Address) PELHAM, AL 35124

Form 1-1-4 Rev. 2-79

CORPORATION FORM WARRANTY DEED-MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, AL

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY FOUR THOUSAND NINE HUNDRED TWENTY FIVE AND 00/100 DOLLARS.
(\$134,925.00)

to the undersigned grantor, GIBSON & ANDERSON CONSTRUCTION, INC. a corporation.
in hand paid by BRADLEY A. HART, unmarried

the receipt of which is hereby acknowledged, the said

GIBSON & ANDERSON CONSTRUCTION, INC.

does by these presents, grant, bargain, sell and convey unto the said

BRADLEY A. HART

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 17, according to the Survey of Cahaba Beach Townhomes, as recorded
in Map Book 22, page 31, in the Probate Office of Shelby County, Alabama.

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

\$120,000.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said BRADLEY A. HART

heirs and assigns forever.

And said GIBSON & ANDERSON CONSTRUCTION, INC.
and assigns, covenant with said

does for itself, its successors

BRADLEY A. HART

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, 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

BRADLEY A. HART

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GIBSON & ANDERSON CONSTRUCTION, INC.

by its

President, Earl M. Gibson

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th

day of September, 19 98

GIBSON & ANDERSON CONSTRUCTION, INC.

ATTEST:

By Earl M. Gibson
President

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Earl M. Gibson
whose name as President of GIBSON & ANDERSON CONSTRUCTION, 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 30th day of September, 19 98

Notary Public

10/03/1998-38638
10:05 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

23.50

10/03/1998-38638