

This instrument was prepared by:

Stephen D. Keith, Attorney at Law
One Chase Corporate Center
Suite 490
Birmingham, Alabama 35244

Please Send Tax Notice to:

Ginger F. Rich
710 15th Street
Calera, Alabama 35040

Inst # 2001-20487

CORPORATION WARRANTY DEED

05/21/2001-20487

12:48 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CJ1 12.00

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of **Fifty Thousand and 00/100 Dollars (\$50,000.00)**, to the undersigned Grantor in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **Bass & Associates, Inc., an Alabama corporation** (Grantor) does by these presents grant, bargain, sell and convey unto **Ginger F. Rich**, (hereinafter referred to as Grantee) the following described real estate situated in Shelby County, Alabama, to wit:

Lot 8, Block 51, according to Dunstan's Map and Survey of Town of Calera. Said Map is unrecorded in the Probate Office and is unavailable for recordation.

(Said Lot 8, Block 51, is also described on the plat of Calera Heights in Map Book 3, Page 127 and the resurvey of Russell R. Hetz Property in Map Book 3, Page 119, in Probate Office.)

All being situated in Shelby County, Alabama.

Note: \$49,227.00 of the purchase price was paid with a mortgage loan closed simultaneously herewith.

Subject to:

1. Taxes for the year 2001 and all subsequent years.
2. Any and all easements, restrictions, covenants, mineral reservations, conveyance of minerals, and rights of way applicable to subject property.

TO HAVE AND TO HOLD to said Grantee and her heirs and assigns forever, together with every contingent remainder and right of reversion.

And said Bass & Associates, Inc. does for itself, its successors and assigns covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it and its successors and assigns shall warrant and defend the same to said Grantee, her heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Bass & Associates, Inc., by its President, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of

May, 2001.

Bass & Associates, Inc.

By: Roger Bass
Its President

State of Alabama)
)
Shelby County)

I, Stephen D. Keith, a Notary Public in and for said County, in said State, hereby certify that Roger Bass whose name as **President of Bass & Associates, 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 she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day same bears date.

Given under my hand and seal this 16 day of May, in the year 2001.

[Signature]
Notary Public
My Commission Expires 3/21/2004