

This instrument was prepared by

(Name) Jim McClain Realty Company, Inc.

(Address) 3166 Cahaba Heights Plaza, Birmingham, Alabama 35243

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty thousand seven hundred and no/100 (40,700.00) DOLLARS,

to the undersigned grantor, Michael Builders Company, Inc. a corporation,
in hand paid by Guy J. McGarity

the receipt of which is hereby acknowledged, the said Michael Builders Company, Inc.

does by these presents, grant, bargain, sell and convey unto the said Guy J. McGarity

the following described real estate, situated in Shelby County, Alabama

Lot 14, according to a Resurvey of Lots 14,15,16,17, 18 and 19, Indian Valley,
Third Sector, as recorded in Map Book 5, Page 129, in the Probate Office of Shelby
County, Alabama.

Subject to easements and restrictions of record.

\$35,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously with delivery of this deed.

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Shelby Cnty Judge of Probate, AL
02/06/1974 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD, To the said Guy J. McGarity, His

heirs and assigns forever

And said the Michael Builders Company, Inc.
and assigns, covenant with said Guy J. McGarity, his

does for itself, its successors

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 Guy J. McGarity, his

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

IN WITNESS WHEREOF, the said Michael Builders Company, Inc.

President, Micheal Denson, who is authorized to execute this conveyance

has hereto set its signature and seal, this the 4th day of February, 1974

ATTEST:

Michael Builders Company, Inc.

By Michael Denson President

Secretary

STATE OF Alabama
COUNTY OF Jefferson

I, the undersigned said State, hereby certify that Michael Denson whose name as President of Michael Builders Company, 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 4th day of February, 1974

Notary Public