

This instrument was prepared by

2508

(Name) Larry L. Halcomb, SEIER & HALCOMB, Attorneys at Law

(Address) 3349 Montgomery Highway, Homewood, Alabama 35209

CORPORATION FORM WARRANTY DEED- LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy eight thousand five hundred and no/100 DOLLARS, (\$78,500.00)

to the undersigned grantor, Mangrum Homes, Inc.
in hand paid by Thomas C. Najjar, Jr.

a corporation,

the receipt of which is hereby acknowledged, the said Mangrum Homes, Inc.

does by these presents, grant, bargain, sell and convey unto the said Thomas C. Najjar, Jr.

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

Lot no. 1, Riverchase West, a subdivision of Riverchase, according to plat recorded in Map Book 6, page 78, in the Office of the Judge of Probate of Shelby County, Alabama.

All rights to oil, gas, petroleum and sulfur excepted.

Subject to restrictions, easements and rights of way of record.

\$74,575.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

19761229000125460 1/1 \$.00
Shelby Cnty Judge of Probate, AL
12/29/1976 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said Thomas C. Najjar, Jr. his

heirs and assigns forever.

And said Mangrum Homes, Inc.
and assigns, covenant with said Thomas C. Najjar, Jr. , 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 Thomas C. Najjar, Jr.

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

IN WITNESS WHEREOF, the said Mangrum Homes, Inc.

by its

President, Erwin H. Mangrum, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 27th day of December, 1976.

MANGRUM HOMES, INC.

By Erwin H. Mangrum
President

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb, a Notary Public in and for said County, in said State, hereby certify that Erwin H. Mangrum whose name as President of Mangrum Homes, 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 27th day of December

LARRY L. HALCOMB Notary Public

My Commission Expires January 23, 1978

BOOK 303 PAGE 29

STATE OF ALABAMA
COUNTY OF JEFFERSON
ATTEST:
1976 DEC 29 AM 10:00
JUDGE OF PROBATE