This instrument was prepared by

(Name) LARRY L. HALCOMB, Attorney at Law 471

(Address) 3512 Old 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 six thousand five hundred and no/100($76,500.00) DOLLARS,

to the undersigned grantor, Mangrum Homes, Inc. a corporation,
in hand paid by
Shelton Leider
the receipt of which is hereby acknowledged, the said
Mangrum Homes, Inc.
does by these presents, grant, bargain, sell and convey unto the said
Shelton Leider
the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 21, according to the Survey of Second Addition to Riverchase West Residential Subdivision, as recorded in Map Book 7, Page 59, in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1979.

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

19790312000029960 1/1 $.00
Shelby Cnty Judge of Probate,AL
03/12/1979 12:00:00AM FILED/CERT

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$ 61,200.00 of the purchase price recited was paid from a mortgage loan closed simultaneously herewith

TO HAVE AND TO HOLD, To the said
Shelton Leider, his
heirs and assigns forever.

And said Mangrum Homes, Inc. does for itself, its successors and assigns, covenant with said
Shelton Leider, his
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
Shelton Leider, his
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 2nd day of March, 1979.

ATTEST:

Rec'd 387-121
Rec'd - 15 50
Rec. 1 50
Rec'd. 1 00
15 00

MANGRUM HOMES, INC.

MAR 12 AM 9 10

Secretary

By Erwin H. Mangrum
President

STATE OF ALABAMA
COUNTY OF JEFFERSON }

I, the undersigned 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 2nd day of March, 1979.

Claire Hudson
Notary Public

UNITED MORTGAGE COMPANY
2111 7TH AVENUE
P. O. BOX 76001