

THIS INSTRUMENT WAS PREPARED BY:

✓ John L. Hartman, III  
Post Office Box 846  
Birmingham, Alabama 35201

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STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Five Thousand and No/100 Dollars (\$5,000.00) and the assumption of that mortgage from Roger W. Varner and Debra C. Varner, to Jackson Company, filed for record November 5, 1980, and recorded in Volume 407, Page 381, in the Probate Office of Shelby County, Alabama, and assigned to Birmingham Trust National Bank in Misc. Vol. 38, page 352, in said Probate Office, to the undersigned grantor, Land Developers Construction Company, Inc., an Alabama corporation, in hand paid by James P. Poe, the receipt of which is hereby acknowledged, the said Land Developers Construction Company, Inc. does by these presents, grant, bargain, sell and convey unto the said James P. Poe the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10, Block 2, according to the Amended Map of Planation South, First Sector, as recorded in Map Book 7, page 173, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said James P. Poe, his heirs and assigns forever.

And said Land Developers Construction Company, Inc. does for itself, its successors and assigns, covenant with said James P. Poe, his 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said James P. Poe, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Land Developers Construction Company, Inc. by its President, John L. Hartman, III, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20<sup>th</sup> day of May 1983, 1983.

ATTEST:

LAND DEVELOPERS CONSTRUCTION  
CO., INC.

1983 MAY 18 AM 8:36

Secretary

By John L. Hartman, III  
JOHN L. HARTMAN, III  
Its President

STATE OF ALABAMA  
COUNTY OF SHELBY

Deed Tax \$5.00  
Rec 1.50  
Ind 1.00  
7.50

I, a Notary Public in and for said County, in said State, hereby certify that John L. Hartman, III, whose name as President of Land Developers Construction Company, Inc., an Alabama 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 20<sup>th</sup> day of May, 1983.

NOTARY PUBLIC

My Commission Expires 10-1-84  
No. 35542