

This instrument was prepared by

(Name) Martin Clem  
(Address) 143 Office Park Circle, B'ham

1078



Send Tax Notice  
to Pate Const. Co. Inc.  
c/o Jackson Co.  
250 Office Park Dr.  
B'ham 35253

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTEEN THOUSAND, EIGHT HUNDRED & FIFTY (\$18,850.00) DOLLARS,  
to the undersigned grantor, LEO JAMES BUILDERS, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,  
the said GRANTOR does by these presents, grant, bargain, sell and convey unto  
PATE CONSTRUCTION COMPANY, INC.  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
SHELBY COUNTY

Lot 30 according to the survey of Meadow Brook 4th Sector as recorded in Map Book 7,  
Page 67, in the Probate Office of Shelby County, Alabama.

Subject to current taxes, easement and restrictions of record.

1. Taxes due in the year 1983 which are a lien, but not due and payable until October 1, 1983.
2. Building line and easement as shown by recorded map.
3. Restrictions contained in Misc. Vol. 25, page 299, and Misc. Vol. 27, page 890, in the said Probate Office of Shelby County, Alabama.
4. Right of Way to Birmingham Water Works recorded in Vol. 39, page 543, in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 275, page 762, in said Probate Office.
6. Right of Way for Alabama Power recorded in Misc. Vol. 27, page 891, Vol. 316, page 369, and Vol. 316, page 394, in said Probate Office.
7. Assessments, if any, due North Shelby County Fire District.

The purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its \_\_\_\_\_ President, who is  
authorized to execute this conveyance, hereto set its signature and seal.

this the \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_

ATTEST:

LEO JAMES BUILDERS, INC.  
BY: LEO JAMES

By Leo James President

STATE OF

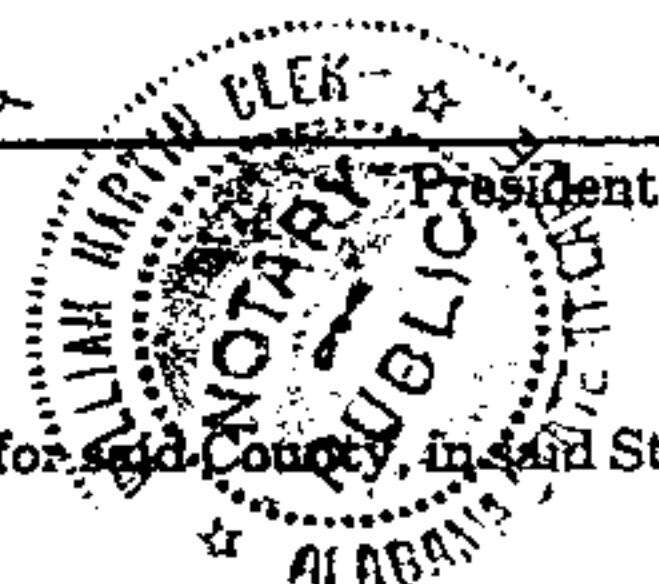
COUNTY OF

I, MARTIN CLEM

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Secretary

1984 APR 20 AM 10:52  
JUDGE OF PROBATE

Rec 1.50  
Jud 1.00  
2.50  
a Notary Public in and for said County, in said State,



hereby certify that LEO JAMES

whose name as President of LEO JAMES BUILDERS, 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 10 day of FEBRUARY, 1984

Return To:

Form ALA-32 (Rev. 12-74) AMERICAN TITLE INSURANCE CO.  
2119 3rd AVENUE NORTH  
BIRMINGHAM, ALABAMA 35202

Notary Public