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american title insurance company

This instrument was prepared by

2119 - 3RD AVENUE NORTH • BIRMINGHAM, AL 35203 • (205) 254-8080

(Name) Bill Junkins

(Address) Rt. 2 Box 244 Alabaster, Al. 35007

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

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Six Thousand Dollars (\$6,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Bill Junkins

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Central Builders, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 23 Chaparral 3rd Sector
Map Book 8, Page 165
Probate Office Shelby County, Alabama

Easements and Restrictions of Record

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, have hereunto set hands(s) and seal(s), this 2nd day of July, 1984.

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

1984 JUL -2 PH 2:48

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Nolen J. Parker, a Notary Public in and for said County, in said State, hereby certify that Bill Junkins, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of July, A. D., 1984.

Central Builders, Inc. Notary Public