

This instrument is prepared by

(Name) COURTNEY H. MASON, JR., P.A.

P. O. BOX 20814

(Address) BIRMINGHAM, AL 35216

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road

P. O. Box 689

Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co

TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE AND NO/100TH DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATION

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, AN UNMARRIED MAN

(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 25, according to survey of Portsmouth, Third Sector, as recorded in Map Book 7 page 110 in the Probate Office of Shelby County, Alabama, situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

THE SELLER AFFIRMS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD. THE SELLER'S HOMESTEAD IS LOCATED AT ROUTE 2, BOX 244, ALABASTER, ALABAMA 35007.

GRANTEE'S ADDRESS: ROUTE 2, BOX 244, ALABASTER, ALABAMA 35007
GRANTOR'S ADDRESS: ROUTE 2, BOX 244, ALABASTER, ALABAMA 35007

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 22ND

day of JUNE, 19 84.

Deed Tax .50
Rec 2.50
Jud 1.00
4.00
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1984 JUL 19 AM 8:45

JUDGE OF PROBATE

BILL JUNKINS

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, THE UNDERSIGNED

a Notary Public in and for said County,

in said State, hereby certify that BILL JUNKINS, AN UNMARRIED MAN

whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22ND day of JUNE, A.D. 19.84

Notary Public