

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) This instrument was prepared by Thomas E. Kincaid  
~~Stone, Patton, Kierce & Kincaid, Bessemer, Alabama~~

Charles Philip Saunders  
2020 Shagbark Rd.  
Birmingham, AL 35244

(Address)

1605

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twenty Eight Thousand Five Hundred and DOLLARS,  
No/100 (\$128,500.00)  
to the undersigned grantor, BAMA 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

CHARLES PHILIP SAUNDERS  
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
SHELBY COUNTY, ALABAMA:

Lot 805, according to the Map and Survey of Fifteenth  
Addition to Riverchase Country Club, as recorded in Map Book  
8, Page 168, in the Office of the Judge of Probate of Shelby  
County, Alabama.

BOOK 006 PAGE 941  
SUBJECT to Ad Valorem Taxes for the year 1985, a lien, but  
not due and payable until October 1, 1985, easements as shown on  
recorded map, Restrictions, Agreement in Volume 56, Page 555 and  
Deed Book 356, Page 204, Right of Way in favor of Alabama Power  
Company, Oil, gas, sulfur and petroleum reserved in Book 127, Page  
140; Notice of certification of compliance set forth in Misc. Vol.  
34, Page 549, Declaration of Protective Covenants, etc. in Misc.  
Book 14, Page 536, amended in Misc. Book 17, Page 550, Exceptions  
and Restrictions in Deed Book 356, Page 204 and Mineral and mining  
rights and all rights incident thereto including release of damages  
of record.

\$115,000.00 of the above recited consideration was furnished to grantee  
through a loan from First Federal Savings and Loan Association of Bes-  
semer secured by mortgage on said real estate executed simultaneously with  
TO HAVE AND TO HOLD, to the said GRANTEE, his, her or their heirs and assigns forever. delivery of deed.

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 encum-  
brances, 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  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 26th day of October, 1984

ATTEST:

BAMA BUILDERS, INC.

James R. Powers  
Secretary

By Michael L. Wood  
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
see 119 008-942  
1984 OCT 30 AM 11:08

a Notary Public in and for said County, in said State,

hereby certify that Michael L. Wood  
JUDGE OF PROBATE

whose name as President of BAMA 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 26th  
Return to: Stone, Patton Kierce & Kincaid  
Post Office Box 237  
Form ALA-32 (Rev. 12-74) Bessemer, Al. 35021

day of October, 1984

Connie M. Headrick  
Notary Public