

This instrument was prepared by

(Name) Carolyn Lucas

(Address) 232 Caliente Drive
Birmingham, Ala. 35226



Jefferson Land Title Services Co., Inc.

316 21ST NORTH • P. O. BOX 10481 • PHONE (205) 328-8821

BIRMINGHAM, ALABAMA 35201

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Fifteen Thousand Fifty-three dollars and 50/100 (\$15,053.50)

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

Michael H. Shepherd and Kathy K. Shepherd

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

Bama Builders, Inc.

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

Lot 31, Riverchase West Third Addition Residential Subdivision, as recorded in Map Book 7, Page 139, in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance and the covenants of title herein are made subject to any and all restrictions, reservations, easements, rights of way and covenants of record in said County affecting said property, and the lien for ad valorem taxes against said property for the current year, which taxes Grantee assumes and agrees to pay.

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 24th day of October, 1984

RECORDING FEES

Mortgage Tax \$ 15.50

Deed Tax 2.50

Mineral Tax 1.00

Recording Fee 19.00

Index Fee 1.00

TOTAL \$ 39.50

M. H. Shepherd

M. H. Shepherd a/k/a

Michael H. Shepherd

Kathy K. Shepherd

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
(SEAL) INSTRUMENT WAS FILED

1984 NOV -1 AM 9:44

(SEAL)

Thomas G. Harrison, Jr.
JUDGE OF PROBATE

(SEAL)

(SEAL)

STATE OF Alabama

Jefferson

COUNTY

General Acknowledgment

I, Michael L. Wood
in said State, hereby certify that

a Notary Public in and for said County,

Michael H. Shepherd and Kathy K. Shepherd

whose name(s) signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day,
that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24th day of October, A.D. 19 84

Smith, White and Hynds, P.A.

SUITE 1624 2121 BUILDING

8TH AVENUE AND 22ND STREET, NORTH

BIRMINGHAM, ALABAMA 35203

Form 30

