

775

STATE OF ALABAMA  
COUNTY OF SHELBY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that in consideration of One Hundred Sixty Thousand and 00/100 (\$160,000.00) to the undersigned grantor, THURMAN WILSON HOMEBUILDERS, INC a corporation, (hereinafter referred to as GRANTOR does by these presents, grant, bargain, sell and convey unto BRAD A. STEFFLER and KATHLEEN E. STEFFLER (herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in Shelby County, Alabama to wit:

Lot 129, according to the survey of Meadow Brook, second Sector, Second Phase, as recorded in Map Book 7, page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to all easements, restrictions, and right-of-ways of record.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEES as joint tenants with right of survivorship. And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEES, their heirs and assigns, that 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 GRANTEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President THURMAN WILSON, JR., who is authorized to execute this conveyance, has hereto set its signature and seal, this the 1st day of July, 1983. *tw*

ATTEST: *Rec. 250*  
*700* I CERTIFY THIS INSTRUMENT WAS FILED THURMAN WILSON HOMEBUILDER, INC.  
*380* *Corrected*  
1984 NOV 15 PM 3:27

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that THURMAN WILSON, JR. President of THURMAN WILSON HOMEBUILDERS, 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 1st day of July, 1983. *tw*

*J. D. Taylor*  
Notary Public

THIS INSTRUMENT WAS PREPARED BY  
J. DAN TAYLOR/SMYER, WHITE,  
TAYLOR, EVANS & SANDERS  
2025 FOURTH AVENUE NORTH  
BIRMINGHAM, ALABAMA 35203

✓ SEND TAX NOTICE TO:  
BRAD STEFFLER  
3724 Cumberland Trace  
Birmingham, Al 35243

*See mtg. 433 pg 403*  
1983 JUL -6 PM 1:43

*Recd tax 1000*  
*Rec. 150*  
*Ind. 100*  
*1250*