

This instrument was prepared by
(Name) LARRY L. HALCOMB
ATTORNEY AT LAW
(Address) 3512 OLD MONTGOMERY HIGHWAY
HOMEWOOD, ALABAMA 35209

Mangrum Homes, Inc.
2043 Club Road
Birmingham, AL 35214

1578

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One hundred fifty-two thousand five hundred and no/100 (\$ 152,500.00)

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

James B. Marschall and wife, Anne A. Marschall

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

Mangrum Homes, Inc.

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

Lot 19, according to the Amended Map of Riverchase Country Club, Phase II, as recorded in Map Book 8 page 59, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1985.

Subject to easements, protective covenants and agreement with Alabama Power Company of record.

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

And ~~we~~ (we) do for ~~ourselves~~ (ourselves) and for ~~our~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~we~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~we~~ (we) have a good right to sell and convey the same as aforesaid; that ~~we~~ (we) will and ~~our~~ (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, we have hereunto set our hands(s) and seal(s), this 20th
day of July, 19 85.

Due TAX 95.00
Rec 2.50
Ind 1.00
98.50

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
1985 JUL 30 AM 10:42 (Seal)

James B. Marschall (Seal)
Anne A. Marschall (Seal)

Thomas B. Lanning (Seal)
JUDGE OF PROBATE

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that James B. Marschall and wife, Anne A. Marschall whose names are 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 20th day of July, A. D. 19 85

[Signature]
Notary Public