

This instrument was prepared by

(Name) Anthony D. Snable, Attorney
3304 Woodford Place
(Address) Birmingham, Alabama 35243



SEND TAX NOTICES TO:
2828 Berkley Drive
Birmingham, Alabama 35243

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty Eight Thousand and no/100-----DOLLARS,

to the undersigned grantor, Budget Home Center, Inc. d/b/a David Construction Co. 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 James L. Bell

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit;

Lot 15, Block 1, according to the amended map and survey of Woodford, as recorded in Map Book 8, pages 51 A, B, C & D, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Advalorem taxes for the current tax year, 1985.
2. Easements, restrictions and reservations of record.

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>228.00</u>
Mineral Tax		_____
Recording Fee		<u>2.50</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>231.50</u>

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 AUG -8 PM 4:02

Thomas A. Snable, Jr.
JUDGE OF PROBATE

BOOK 037 PAGE 290

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

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 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 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 8 day of August, 19 85.

ATTEST:

Budget Home Center, Inc., d/b/a
David Construction Co.

Secretary

By

Its: David Smith

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned

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

hereby certify that David Smith

whose name as President of Budget Home Center, Inc., d/b/a David Construction Co., 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

8

day of

August

Form ALA-32 (Rev. 12-74)

Thomas A. Snable, Jr.
att Joseph B. Stewart

Notary Public

