

This instrument was prepared by

COURTNEY H. MASON, JR.  
2032 Valleydale Road  
Birmingham, Alabama 35244

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CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY SIX THOUSAND EIGHT HUNDRED EIGHTY & 00/100— (\$86,880.00) DOLLARS to the undersigned grantor, Central Builders, Inc. a corporation, (herein referred to as the GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto James B. Cooper, Jr., a single person (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 20, according to the survey of Chaparral, Third Sector, as recorded in Map Book 8 Page 165 in the Office of the Judge Of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

\$78150.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2001 Chandabrook Drive, Pelham, Alabama 35124

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, 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 President, Bill Junkins, who is authorized to execute this conveyance, hereto set its signature and seal, this the 31st day of October, 1985.

Central Builders, Inc.

By: Bill Junkins  
Bill Junkins, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that Bill Junkins whose name as the President of Central 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 31st day of October, 1985

Courtney H. Mason, Jr.  
Notary Public

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

1985 NOV -5 AM 10:04

Thomas H. Hamilton, Jr.  
JUDGE OF PROBATE

Courtney H. Mason

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		900
Mineral Tax		
Recording Fee		250
Index Fee		100
TOTAL	\$	1250