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american title insurance company

BIRMINGHAM, ALABAMA

This instrument was prepared by

(Name) Summey B. Higgins, Jr.

(Address) 300 Cahaba Park South, Suite #130, Birmingham, Alabama 35243

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty Seven Thousand Five Hundred and no/100 Dollars (\$27,500)

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

A & A Investment

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

B-Mar Builders, Inc.

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

Lot 56 According to the survey of Southern Pines, 5th Sector as recorded in Map Book 9, Page 106 in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral & Mining Rights excepted.

Subject to Taxes for 1985.

Subject to restrictions, building lines, easements and agreements with Alabama Power Company of Record.

\$27,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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 the said GRANTEES, 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 noted 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 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 28th day of October, 1985.

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

(Seal)

1985 NOV -6 AM 11:01

(Seal)

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

(Seal)

A & A INVESTMENT
Donald M. Acton
Danny F. Acton

STATE OF ALABAMA

Shelby COUNTY

General Acknowledgment

I, Summey B. Higgins, Jr.

hereby certify that DONALD M. ACTON, a Notary Public in and for said County, in said State, whose name 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 has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28th day of October, A. D., 1985.

Cahaba Title

Summey B. Higgins, Jr.
Notary Public.