

This instrument was prepared by  
(Name) COURTNEY H. MASON, JR.  
P. O. BOX 360187  
(Address) BIRMINGHAM, ALABAMA 35236-0187

Corporation Form Warranty Deed 1083



This Form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 998-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY ONE THOUSAND AND NO/100TH (\$71,000.00)----- DOLLARS,

to the undersigned grantor, CRESTWOOD HOMES, INC. 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

DEBORAH PARKER THIGPEN

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 2, according to the Resurvey of Lots 1 and 2, Royal Oaks, Third Sector, Fourth Addition, as recorded in Map Book 9 page 67 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$53,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 2544 Elizabeth Drive, Helena, Alabama 35080

RECORDING FEES

Mortgage Tax	\$	
Deed Tax		18.00
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	21.50

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

1985 DEC 16 PM 3:44

Thomas G. Linder, Jr.  
JUDGE OF PROBATE

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 12th day of December, 1985

ATTEST:

Secretary

STATE OF ALABAMA  
COUNTY OF SHELBY  
I, THE UNDERSIGNED

CRESTWOOD HOMES, INC.

By

B. J. JACKSON

President

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

hereby certify that B. J. JACKSON

whose name as THE President of CRESTWOOD HOMES, 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 12TH day of DECEMBER, 1985