

This instrument was prepared by

FIRST SOUTHERN FEDERAL SAVINGS & LOAN
RIVERCHASE BRANCH
P. O. BOX 36577
BIRMINGHAM, ALA. 35233

This Form furnishes

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

(Name) H. R. WALKER

(Address) PELHAM, AL. 35124

Corporation Form Warranty Deed

1373

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ELEVEN THOUSAND FIVE HUNDRED

DOLLARS,

to the undersigned grantor, H. WALKER & ASSOCIATES, 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

B. G. WINFORD BUILDERS

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

LOT 53 HAMLET 7th SECTOR AS RECORDED IN MAP BOOK 9 PAGE 120 PROBATE OFFICE OF SHELBY COUNTY ALABAMA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

GRANTOR RESERVES UNTO ITSELF, ITS SUCCESSORS OR ASSIGNS, ALL OIL, GAS, MINERAL AND MINING RIGHTS THAT IT MAY OWN.

1. Deed Tax	\$ <u>11.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>2.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>15.00</u>

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

1987 FEB 16 PM 4:37

Thomas W. Swann, Jr.
JUDGE OF PROBATE

BOOK 115 PAGE 367

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 10 day of FEBRUARY, 1987

ATTEST:

Secretary

By

Harold R. Walker
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned

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

hereby certify that Harold R. Walker

whose name as President of H. Walker & Associates, 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 10 day of February, 1987

