

This instrument was prepared by

(Name) Courtney H. Mason, Jr.2032 Valleydale Road(Address) Birmingham, AL 35244

This Form furnished by:

**Cahaba Title, Inc.**

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6800

Policy Issuing Agent for

SAFECO Title Insurance Company

**WARRANTY DEED**

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Forty Nine Thousand and No/100ths (\$49,000.00)

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

Alan Cook and wife, Johnnita Harkins Cook(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto  
Choice Builders, Inc.(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 Survey of Mountain Crest Estates as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

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

Fourty Nine Thousand of the purchase price recited above was paid from a Mortgage closed simultaneously herewith.

GRANTEES' ADDRESS: 5603 Indian Crest Drive, Helena, Alabama 35080

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7TH day of April, 19 87.

1. Deed Tax \$

2. Mtg. Tax

3. Recording Fee

4. Indexing Fee

TOTAL

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT

(SEAL)

1987 JUN -4 AM 8:44

(SEAL)

JUDGE OF PROBATE

(SEAL)

Alan Cook

Johnnita Harkins Cook

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, the undersigned

In said State, hereby certify that

Alan Cook and wife, Johnnita Harkins Cook

a Notary Public in and for said County.

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 7TH day of April, A.D. 19 87

A.D. 19 87

Community Bank

P.O. Box 370

Notary Public

My Commission Expires October 25, 1988