

This instrument was prepared by

SEND TAX NOTICE TO: Shirley Ann Scherer
1632 King James Drive
Alabaster, AL 35007

(Name) James P. O'Neal, Attorney at Law
1600 CityFederal Building
(Address) Birmingham, Alabama 35203

2049

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-Two Thousand Five Hundred and No/100 (\$52,500.00)----- DOLLARS,
to the undersigned grantor, CLASSIC BUILDERS, 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 SHIRLEY ANN SCHERER

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

Lot 41, according to the survey of Kingwood Townhomes, Phase Two, as recorded in Map
Book 9, Page 73, in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

SUBJECT TO: 1) Ad valorem taxes due in the current year. 2) Building setback line
of 35 feet reserved from King James Drive as shown by record plat. 3) Public utility
easements as shown by recorded plat, including a 15 foot easement on the East side.
4) Transmission Line Permit to Alabama Power Company as shown by instrument recorded
in Real 59, page 384; Deed Book 225, page 224; and Deed Book 55, page 454. 5) Right
of way granted to South Central Bell as shown by instrument recorded in Deed Book
285, page 253. 6) Easement to Colonial Pipeline as shown by instrument recorded in
Deed Book 220, page 505. 7) Agreement with Alabama Power Company as to underground
cables as recorded in Real 117, page 598. 8) Restrictions, covenants and conditions
as set out in instrument recorded in Real 145, page 429 and Real 53, page 978.

\$47,250.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

1. Deed Tax \$ 5.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 9.00

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 encum-
brances, 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 23rd day of September, 19 87

ATTEST:

CLASSIC BUILDERS, INC.

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I,

the undersigned

hereby certify that

J. Michael

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1987 SEP 28 AM 10:51

J. Michael

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

whose name as President of CLASSIC 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 23rd

day of

September

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