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This instrument was prepared by

(Name) Bradford W. Botes  
1736 Oxmoor Road  
(Address) Birmingham, Alabama 35209



Telephone 205-663-1130  
This Form furnished by:

**Cahaba Title, Inc.**

1970 Chandalar South Office Park  
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Hundred Sixty Five Thousand and 00/100----- <sup>100</sup>DOLLARS,

to the undersigned grantor, J & M Partners, an Alabama Partnership ~~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

Charles W. Ashby Company, Inc.

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

Lots 10 and 11, according to the survey of Indian Valley Estates, as recorded in Map Book 6, page 20, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: Easements and restrictions of record.  
Taxes due but not yet payable.

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BOOK 158 PAGE 60

Grantee agrees to assume that certain mortgage to First Alabama Bank recorded in the Office of the Judge of Probate of Shelby County, Alabama in Real Volume 116, Page 711 in the amount of \$394,917.95.

1. Deed Tax \$ 70.50  
2. Mtg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 74.00

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 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,

Partner  
President who is

this the 28th day of October, 19 87.

ATTEST:

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

Secretary  
1987 NOV -3 PM 12:50

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

Judge of Probate

J & M Partners, an Alabama Partnership

By

Charles W. Ashby  
President

By

Joe W. Moore  
Partner

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

hereby certify that

whose name as Partner  
President of J & M Partners, an Alabama Partnership, ~~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~~ partnership.

Given under my hand and official seal, this the 28th day of October, 19 87.

G. Daniel Evans

Notary Public