

STATE OF ALABAMA )  
JEFFERSON COUNTY )

## CORPORATION FORM WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Two Hundred Eighty ~~Three Thousand Five Hundred and No/100 Dollars~~ (\$283,500.00) to the undersigned grantor, Awtrey Building Corporation, a corporation, (herein referred to as GRANTOR) does by these presents, grant, bargain, sell and convey unto Marie Awtrey Enterprises, Inc., (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:..

Lots 1 through 21, inclusive, according to the survey of Royal Woods Townhomes, as recorded in Map Book 11, page 60 in the Probate Office of Shelby County, Alabama.

Subject to:

- (1) Taxes for the year 1988 and subsequent years not yet due and payable.
- (2) Building lines as shown by recorded map.
- (3) Easements as shown by recorded map.
- (4) 100-foot power company easement as shown by recorded map.
- (5) Private access easement as shown by recorded map.
- (6) Right-of-way to Alabama Power Company as recorded in real Volume 142, page 195, in the Probate Office of Shelby County, Alabama.
- (7) Mineral and mining rights and rights incident thereto recorded in Volume 79, page 297, in the Probate Office of Shelby County, Alabama.

All of the consideration recited herein is secured by purchase money mortgages to Central Bank of the South recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, its heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEE, its 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, its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, H. Albert Awtrey, who is authorized to execute this conveyance, hereto set its signature and seal, this the 5 day of November, 1987.

AWTREY BUILDING CORPORATION

BY: 

H. Albert Awtrey  
Its President

*Singer, White*

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STATE OF ALABAMA )  
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that H. Albert Awtrey, whose name as President of Awtrey Building Corporation, 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 5 day of November, 1987.

My Commission Expires:

8-25-90

J. O. J.  
NOTARY PUBLIC

This Instrument Was Prepared By:  
Smyer, White, Taylor & Putt  
600 Title Building  
Birmingham, Alabama 35203

Send Tax Notice To:  
Marie Awtrey Enterprises  
3201 Lorna Road  
Birmingham, Alabama 35216

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

1987 NOV 18 AM 9:16

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

1. Doc. Tax 3  
2. Mtg. Tax         
3. Recording Fee 5.00  
4. Indexing Fee 1.00  
TOTAL 6.00