

This instrument was prepared by

(Name) Walter L. Blocker, III

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Birmingham, AL 35203



Jefferson Land Title Services Co., Inc.
218 21ST NORTH S.F.O. BOX 10461 • PHONE (205) 320-0820
BIRMINGHAM ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

CORPORATION WARRANTY DEED

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Forty Three Thousand Five Hundred & 00/100 (\$243,500.00)

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

Shewmake Development Company, Inc., a corporation

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Fred B. Setzer, Jr., an unmarried man

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

Lot 2426, according to the Survey of RIVERCHASE COUNTRY CLUB, 24th
Addition as recorded in Map Book 10, Page 64, in the Probate Office
of Shelby County, Alabama.
Situated in Shelby County, Alabama.

\$194,800.00 of the above consideration has been paid by a mortgage recorded
simultaneously herewith.

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 en-
cumbrances, 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 28th
day of December, 19 87.

(SEAL)

SHEWMAKE DEVELOPMENT COMPANY, INC. (SEAL)

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

87 DEC 31 PM 2:26

1. Deed Tax \$49.00
(SEAL)

2. Mfg. Tax 2.50

3. Recording Fee 1.00
(SEAL)

4. Indexing Fee 1.00

TOTAL

52.50

BY:

Jack L. Shewmake (SEAL)
ITS: President

(SEAL)

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby
certify that Jack L. Shewmake whose name as President of
Shewmake Development Company, 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 28th day of December, 1987.

Smith, Hynds, Blocker, Lowther & Henderson, P.A.

SUITE 1624 2121 BUILDING
BIRMINGHAM ALABAMA 35203

Walter L. Blocker, III
Notary Public