

STATUTORY WARRANTY DEED

This instrument was prepared by

(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

SEND TAX NOTICE TO:
Jana Renee Sanders
1046 Caribbean Circle
Alabaster, AL 35007

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama 10,000.00

STATE OF ALABAMA

COUNTY OF Jefferson

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and 00/100----- DOLLARS,

to the undersigned grantor, Westchester Development Corporation 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 Mitchell Brothers Contractors, Inc.

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

Lot 4, Block 2, according to the Survey of Southwind, First Sector, as recorded in Map book 6, page 72 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Current taxes.
2. 35 foot building line as shown by recorded Map.
3. 10 foot easement on rear and East as shown by recorded Map.
4. Restrictions of record in Misc. 14, page 23, and Misc. 14, page 475 in said Probate Office.
5. Agreement with Alabama Power Company as recorded in Misc. 14, page 769 in the said Probate Office.
6. Right of way to Alabama Power Company as recorded in Vol. 299, page 120 in said Probate Office.
7. Easements, restrictions, and rights of way of record, if any.

1. Deed Tax \$ 10.00
2. Map Tax -----
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 13.50

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 Secretary ~~President~~, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 15th day of January, 19 88

ATTEST:

Westchester Development Corporation

STATE OF Alabama

COUNTY OF Jefferson

I, the undersigned

hereby certify that J. D. Mitchell

STATE OF ALABAMA, SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JAN 21 AM 10:34

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

By J. D. Mitchell, Secretary President

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

whose name as Secretary ~~President~~ of Westchester Development 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

15 day of January, 19 88

Notary Public