



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney at Law

1685

(Address) 108 Chandalar Drive, Pelham, AL 35124

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND AND NO/100 (\$14,000.00) ----- DOLLARS

to the undersigned grantor, REYNOLDS & VARNER, 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

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

Lot 20, according to the survey of Russet Bend, as recorded in Map Book 11 page 52, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

35 foot building line as shown by recorded Map.
Right of way to South Central Bell as recorded in Real 153, page 540 in the Probate Office of Shelby County, Alabama.
Mineral and mining rights and rights incident thereto recorded in Real 135 page 37, in the Probate Office of Shelby County, Alabama.
Right of way to Alabama Power Company as recorded in Volume 159 page 424 and Real 157 page 617 in the Probate Office of Shelby County, Alabama.
Restrictions appearing of record in Real 150 page 97 in the Probate Office of Shelby County, Alabama.

\$14,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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.

President, who is

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

this the 20th day of July, 19 88

ATTEST:

Mildred W. Reynolds By Melvin R. Reynolds
Secretary

REYNOLDS & VARNER, INC.

Melvin R. Reynolds President
Rec 2.50
Jud 1.00
3.50

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that Melvin R. Reynolds

whose name as President of Reynolds & Varner, 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 20th day of July, 19 88.

Forest Lee Land Co. Notary Public