

This instrument was prepared by

(Name) Valley Brook Development Company

(Address) P.O. Box 9 Pelham, AL 35124

Corporation Form Warranty Deed



This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Two Thousand and No/100---(\$32,000.00)-----DOLLARS,

to the undersigned grantor, Valley Brook Development Company

partnership
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

TommieL Bailey, D.B.A., T.L. Bailey Construction

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

Lot 24 according to the survey of Valley Brook, Phase II as rerecorded in Map Book 12, Page 12 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right of ways, limitations, if any of record.

Mineral and Mining rights excepted.

BOOK 198 PAGE 387

1. Deed Tax \$ 32.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 35.50

88 AUG -8 PM 3:30

JUDGE OF PROBATE

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,

Vice President, who is

this the 1st day of August, 1988

ATTEST:

Secretary

By

O'Neal Bishop

Vice President

STATE OF ALABAMA

COUNTY OF SHELBY

I, UNDERSIGNED

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

hereby certify that O'Neal Bishop

whose name as Vice President of Valley Brook Development Company, a partnership, 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 1st day of August, 1988