

This instrument was prepared by

(Name) Courtney H. Mason, Jr. 324

(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

PARTNERSHIP

~~Corporation~~ Form Warranty Deed

This Form furnishes

**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 ONE HUNDRED FORTY-FOUR THOUSAND NINE HUNDRED AND NO/100ths---- DOLLARS,  
to the undersigned grantor, Willow Creek, a General Partnership ~~incorporation~~

(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  
Cynthia P. Janney and husband, Charles A. Janney

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

Lot 50, according to the survey of Audubon Forest, First Addition, as recorded in Map  
Book 11, Page 122 in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements restrictions, set-back lines, rights of way,  
limitations, if any, of record.

\$115,500.00 of the above-recited purchase price was paid from a mortgage  
loan closed simultaneously herewith.

GRANTEES' ADDRESS: 4788 Sandpiper Lane, Birmingham, Alabama 35244-2297

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BOOK 203 PAGE

1. Deed Tax \$ 29.50  
2. Mfg. Tax \_\_\_\_\_  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 33.00

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 encum-  
brances, 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,

Partner

~~President~~ who is

this the 31st day of August, 19 88

ATTEST:

STATE OF ALA. SHELBY  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 SEP-6 PM 12:04

Willow Creek, a General Partnership

Michael L. Wood, Partner

~~XXXXXX~~

STATE OF ALABAMA

COUNTY OF SHELBY  
I, THE UNDERSIGNED

JUDGE OF PROBATE

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

hereby certify that MICHAEL L. WOOD, A PARTNER

whose name as

~~President~~ of WILLOW CREEK, A GENERAL PARTNERSHIP

~~XXXXXX~~ 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 ~~XXXXXX~~ Partnership.

Given under my hand and official seal, this the 31st day of August, 19 88