

This instrument was prepared by

(Name) Robert R. Sexton, Attorney at Law
(Address) 900 Park Place Tower, 2001 Park Place North
Birmingham, Alabama 35203

Send Tax Notice to:
Monica K. Stewart
513 Meadow Ridge Circle
Birmingham, AL 35243

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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Fifty Seven Thousand Five Hundred & 00/100 DOLLARS,
(\$157,500.00)

to the undersigned grantor, SOUTH JEFFERSON COMPANY, 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
MONICA K. STEWART

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

Lot 13, according to the Survey of Meadow Brook Cluster Homes, as recorded in Map
Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for the current year.
2. Existing easements, restrictions, rights of way, limitations, if any, of record.

\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

1. Deed Tax \$ 57.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 61.00

STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

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JUDGE OF PROBATE

BOOK 221 PAGE 301

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,

President, who is

this the 30th day of December, 1988

ATTEST:

SOUTH JEFFERSON COMPANY, INC.

Secretary

By

John P. Baker

Its: President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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

hereby certify that John P. Baker

whose name as President of SOUTH JEFFERSON 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 30th day of December, 1988

Notary Public