

mtg. 209-206

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✓ McKnight & Wirtes, P.C.
22 Inverness Center Parkway
Suite 610
Birmingham, Alabama 35242
(205) 995-9665

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Forty Five Thousand and 00/100 Dollars (\$45,000.00) the undersigned James D. Hutton, a married man, (hereinafter referred to as the "Grantor"), in hand paid by Signature Construction, Inc., hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

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BOOK

Lot 2502, according to the Survey of Riverchase Country Club 25th Addition as recorded in Map Book 11, Page 9 in the Probate Office of Shelby County, Alabama.

This conveyance is subject to all restrictions of record, including all utility easements and declaration of protective covenants.

This conveyance excludes all minerals underlying the premises, together with all mining rights and privileges.

TO HAVE AND TO HOLD to said Grantee, Signature Construction, Inc., its successors and assigns forever.

And the Grantor does, for himself and his heirs, legal representatives, successors and assigns, covenant with the said Grantee, his successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances except as set forth above; that the Grantor has a good right to sell and convey the same as aforesaid; and that it will, and its successors and assigns, defend the title to the premises against all lawful claims. The full purchase price quoted above was paid from mortgage loan closed simultaneously herewith.

assigns shall, warrant and defend same to the said Grantee, James D. Hutton, his successors and assigns forever, against the lawful claims of all persons.

THIS IS NOT THE HOMESTEAD OF THE GRANTOR

IN WITNESS WHEREOF, the said Grantor, James D. Hutton, caused this conveyance to be executed this the 16th day of October, 1988.


JAMES D. HUTTON

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that James D. Hutton, are signed to the foregoing instrument, and whose name is signed and known to me, acknowledged before me on this day that, being informed of the contents of said instrument he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 16th day of October, 1988.


Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
TAX - PAID ON MTE. 209 & 206
89 APR 10 PM 3:43


JUDGE OF PROBATE

1. Doc. Tax \$ —

2. M/R Tax —

3. Recording Fee 5.00

4. Indexing Fee 2.00

TOTAL 7.00