

Prepared by: Trimmer and Associates, P.C. 22 Inverness Center Parkway,  
Suite 210, Birmingham, Alabama 35243

Send Tax Notice To: Melinda H. Jenkins  
P. O. Box 244, Shelby, Alabama 35143

## WARRANTY DEED (CORPORATE FORM)

STATE OF ALABAMA )  
COUNTY OF SHELBY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Nineteen Thousand Dollars and 00/100 Dollars (\$19,000.00) to the undersigned Grantor, Rux Carter Insurance Agency, Inc., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Melinda H. Jenkins, an unmarried woman (herein referred to as GRANTEES) the following described real estate situated in Shelby, County, Alabama, to-wit:

LOT 3, BENTLEY ADDITION TO SHELBY SHORES, SECTOR II, AS RECORDED IN MAP BOOK 13, PAGE 16 IN THE PROBATE RECORDS OF SHELBY COUNTY, ALABAMA.

BOOK 243 PAGE 389

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, and said corporation does for itself, its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, George T. Bentley, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 16th day of June, 1989.

ATTEST:

Rux Carter Insurance Agency, Inc.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

Secretary

89 JUN 20 AM 10:35

1. Deed Tax \$ 19.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 2.00  
TOTAL 23.50

By George T. Bentley  
George T. Bentley, President

STATE OF ALABAMA  
COUNTY OF SHELBY )

JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that George T. Bentley, whose name as President of Rux Carter Insurance Agency, 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 foregoing 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 this 16th day of June, 1989

My Commission Expires: 11-19-90

Notary Public

Cambridge Title