

This instrument was prepared by

COURTNEY H. MASON, JR.
2032 Valleydale Road
Birmingham, Alabama 35244

1382

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY THREE THOUSAND FIVE HUNDRED & 00/100— (\$173,500.00) DOLLARS to the undersigned grantor, Vista Properties, Inc. a corporation, (herein referred to as the 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 Edwin H. Howell, a married man (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

BOOK
249
PAGE 588

Lot 29, according to Amended Map of HICKORY RIDGE Subdivision, as recorded in Map Book 11, Page 79, in the Probate Office of Shelby County, Alabama.
Situated in Shelby County, Alabama.

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

\$156,100.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 5025 Longleaf Lane, Birmingham, Alabama 35242-3455

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, 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 President, James B. Wagnon, Jr., who is authorized to execute this conveyance, hereto set its signature and seal, this the 1st day of August, 1989.

89 AUG -4 AM 9:45

Vista Properties, Inc.

By: James B. Wagnon Jr. - President
James B. Wagnon, Jr., President

JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF SHELBY COUNTY

I, COURTNEY H. MASON, JR., a Notary Public in and for said County, in said state, hereby certify that James B. Wagnon, Jr. whose name as the President of Vista Properties, 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 1st day of August, 1989

1. Deed Tax \$ 17.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 3.00
TOTAL 24.00

Notary Public

My Commission Expires March 10, 1991

↓ Courtney H. Mason