

This form furnished by: **Cahaba Title, Inc.**

Riverchase Office  
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(205) 833-1571

This instrument was prepared by:

(Name) Courtney H. Mason, Jr., P.A.  
(Address) 2032 Valleydale Road  
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Mr. Charles D. Boggs  
(Address) 736 Crosscreek Trail  
Pelham, Alabama 35124-1505

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

Shelby COUNTY } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY TWO THOUSAND AND NO/100ths (\$72,000.00) - - - - - DOLLARS to the undersigned grantor, Ray Bailey Construction 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 Charles D. Boggs, a single individual (herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama.

**Parcel 1**

Lot 10, Block 3, according to the Survey of Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 page 127 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

**Parcel 2**

Commence at the Southwest corner of said Lot 10, and the Southeast corner of Lot 11, Block 3, Cahaba Valley Estates, Fourth Sector, as recorded in Map Book 5 page 127 in the Probate Office of Shelby County, Alabama; thence run North along the East line of said Lot 11, 180.00 feet to the point of beginning; thence turn left 90 deg. 00 min. 00 sec. and run West 4.0 feet; thence turn right 90 deg. 00 min. 00 sec. and run North 55.19 feet; thence turn right 90 deg. 00 min. 00 sec. and run East 4.0 feet; thence turn right 90 deg. 00 min. 00 sec. and run South along said lot line 55.19 feet to the point of beginning; being situated in Shelby County, Alabama.

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

\$72,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

I CERTIFY THIS  
INSTRUMENT WAS FILED

89 SEP 11 AM 10:53

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BOOK

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever. *P. Bailey*, JUDGE OF PROBATE

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, 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,

this the 31st day of August, 19 89

ATTEST: 1. Deed Tax ----- \$ TAX COLLECTED  
2. Mtg. Tax ----- \$   
3. Recording Fee ----- \$ 2.50  
4. Indexing Fee ----- \$ 3.00  
5. No Tax Fee ----- \$ 1.00  
6. Certified Stamp Fee -- \$ 1.00

STATE OF ALABAMA  
Shelby Total ----- County } \$ 7.50

President, who is Ray Bailey Construction Company, Inc.

By Ray Bailey  
Ray Bailey President

I, the undersigned

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

hereby certify that Ray Bailey

whose name as President of Ray Bailey Construction 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 31st day of

August

, 19 89.

3-10-91

My Commission Expires:

Notary Public