

SEND TAX NOTICE TO:

(Name) Vanessa L. Russell
(Address) 1671 Southpointe Drive
Bessemer, AL 35023

This instrument was prepared by

(Name) J. Dan Taylor

(Address) 3021 Lorna Rd., Suite 100, Birmingham, AL 35216

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ---ONE HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED AND NO/100'S DOLLARS (\$169,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, D. W. G. BUILDERS, INC.

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Vanessa L. Russell, an unmarried woman

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

Lot 15, according to the Amended Map of Southpointe, Fourth Sector, as recorded in Map Book 13, page 114, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	\$ 17.00
2. ...	2.50
3. ...	3.00
4. ...	1.00
5. ...	
6. ...	
Total	\$ 23.50

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\$152,900.00 of the purchase price recited above was paid from a Purchase Money Mortgage filed simultaneously herewith.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, I have hereunto set my hands(s) and seal(s), this 18th day of December, 19 89.

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

90 JAN -3 PM 12:40

Thomas A. Shaw, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA

Jefferson COUNTY

D. W. G. BUILDERS, INC.

BY: George H. Gregory, President

General Acknowledgment

I, J. Dan Taylor, a Notary Public in and for said County, in said State, hereby certify that George H. Gregory, whose name as President of D.W.G. Builders, 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 18th day of December, A. D., 19 89

J. Dan Taylor
Notary Public.

My Commission Expires: 8-25-90