

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Homewood, Alabama 35209

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Send Tax Notice To:
Carl Dickinson, Jr.
1000 Lake Point Lane
Hoover, Alabama 35244

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two hundred thousand & No/100 (200,000.00)

DOLLARS,

to the undersigned grantor, Mangrum Homes, 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
Carl Dickinson, Jr.

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

Lot 2016, according to the Survey of Riverchase Country Club, Twentieth Addition, Residential Subdivision, also known as Lake Point Estates, as recorded in Map Book 11 page 57 in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1990.

Subject to Protective Covenants, agreements, charges and lien for Riverchase, easements and agreement with Alabama Power Company of record.

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

90 FEB -5 AM 11:05

JUDGE OF PROBATE

1. Deed Tax	40.00
2. Mtg. Tax	
3. Recording Fee	2.50
4. Indexing Fee	3.50
5. No Tax Fee	
6. Certified Fee	1.00
Total	47.00

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\$60,000.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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, 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,

President, who is

this the 31st day of January, 1990

ATTEST:

Secretary

Mangrum Homes, Inc.

By Erwin H. Mangrum
President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb,

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

hereby certify that Erwin Mangrum

whose name as President of Mangrum Homes, 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 January, 1990

My Commission Expires January 23, 1994

Larry L. Halcomb Notary Public