

1303

This instrument was prepared by
(Name) James A. Holliman, Attorney
3821 Lorna Road, Suite 110
(Address) Birmingham, AL 35244

Send Tax Notice To: McKay Building Co., Inc.
name 2224 Baneberry Drive
Birmingham, AL 35244
address

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED TWELVE THOUSAND NINE HUNDRED AND NO/100 (\$112,900.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantees herein, the receipt whereof is acknowledged, I
JIENDESHA HATTEN and wife, TERESA HATTEN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
McKay Building Company, Inc.

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

Lot 40, according to the Survey of Riverchase West Dividing Ridge, First Addition, as recorded in Map Book 7, Page 3, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Taxes for the year 1990 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights.

\$95,000.00 of the purchase price of the property described herein has been paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

1. Deed Tax	\$ 18.00
2. Mtg. Tax	\$
3. Recording Fee	\$ 2.50
4. Indexing Fee	\$ 3.00
5. No Tax Fee	\$
6. Certified Fee	\$ 1.00
Total	\$ 24.50

BOOK 283 PAGE 93

TO HAVE AND TO HOLD to the said grantees, 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 GRANTEEES, 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 GRANTEEES, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 19th day of March, 1990.

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

90 MAR 21 AM 10:54

JUDGE OF PROBATE

JHENDESHA HATTEN (Seal)
TERESA HATTEN (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that JIENDESHA HATTEN and wife, TERESA HATTEN whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 19th day of March, A. D., 1990.

My Commission Expires: 3-10-93 Notary Public

James A. Holliman