

This instrument was prepared by

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COURTNEY H. MASON, JR.
100 Concourse Pkwy., Suite 350
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY FIVE THOUSAND & NO/100— (\$85,000.00) DOLLARS to the undersigned grantor, Crestwood Realty, 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 Margot Zirkler, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 47-A, according to Crestwood Resurvey, A Resurvey of Lots 33 thru 47, of Chanda-Terrace, 3rd Sector (in Map Book 10 Page 97), and Lot 48-A, of Resurvey of Chanda-Terrace, 3rd Sector (in Map Book 10 page 101), as recorded in Map Book 13 Page 142 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$68,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 2615 North Chandalar Lane, Pelham, Alabama 35124

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, B.J. Jackson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of March, 1990.

1. Deed Tax — \$ 17.00
2. Mtg. Tax — \$
3. Recording Fee — \$ 2.50
4. Indexing Fee — \$ 3.00
5. No Tax Fee — \$
6. Certified Fee — \$ 1.00
Total — \$ 23.50

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

90 APR -2 AM 11:42

Crestwood Realty, Inc.
By: B.J. Jackson
B.J. Jackson, President

JUDGE OF PROBATE

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby, certify that B.J. Jackson whose name as the President of Crestwood Realty, 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 29th day of March, 1990

Notary Public

My Commission Expires March 10, 1991