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SEND TAX NOTICE TO:

604 S. Sonchen Road
B'ham. Ala. 35226

Instrument was prepared by:

Jack R. Thompson, Jr.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen Thousand Three Hundred Thirty Three and No/100 Dollars to the undersigned Grantor, JEFFERSON CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEE herein, the receipt whereof is acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto Lee H. McGavin, (herein referred to as GRANTEE), the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Augusta Pointe, as recorded in Map Book 13, Page 9 and in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem taxes for the year 1990.

Subject to Agreement for underground residential distribution in favor of Alabama Power Company as recorded in Real Volume 215, Page 506; together with restrictive covenants pertaining thereto, as recorded in Real Volume 215, Page 505.


Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 230, Page 813.

Subject to Restrictive Covenants of Augusta Pointe recorded in Real Volume 253, Page 706.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever; it being the intention of the parties to this conveyance, that said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his heirs and assigns, that is lawfully seized in fee simple of said premises, that it is free from all encumbrances, unless otherwise noted above, 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 heirs, executors, administrators and assigns, forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, I. L. O'Sullivan, Jr., who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 29 day of May, 1990.

JEFFERSON CONSTRUCTION COMPANY, INC.



I. L. OSULLIVAN, JR., its President



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STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that I. L. C'Sullivan, Jr., whose name as President of Jefferson 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 this 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 29 day of May, 1990.

Richard D. Sullivan, Jr.
Notary Public (S E A L)

My Commission Expires: NOTARY PUBLIC, STATE OF ALABAMA AT LARGE;
MY COMMISSION EXPIRES: OCT. 31, 1992.
BONDED THRU NOTARY PUBLIC UNDERWRITER

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

90 JUN -7 PM 12: 24

William H. Sullivan, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ 19.50
2. Mfg. Tax	\$ 0.00
3. Recording Fee	\$ 5.00
4. Indexing Fee	\$ 5.00
5. W. Tax Fee	\$ 0.00
6. Certified Fee	\$ 1.00
Total	\$ 28.50