

THIS INSTRUMENT PREPARED BY:
TIMOTHY A. MASSEY, P.C.
ONE MEDICAL PARK EAST DRIVE
SUITE 200

SEND TAX NOTICE TO:
RODNEY M. HAWTHORNE
728 HEATHERWOOD DRIVE
BIRMINGHAM, AL 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS:
JEFFERSON COUNTY)

That in consideration of One Hundred Sixty Nine Thousand Seven Hundred Fifty and 00/100 Dollars (\$169,750.00) to the undersigned Grantor, Pride Construction Company, 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 until Rodney M. Hawthorne, an unmarried man, (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 13, according to the Survey of Heatherwood, 1st Sector, as recorded in Map Book 8, Page 27 A & B, in the Probate Office of Shelby County, Alabama.

Subject to easements, restrictions, covenants and conditions of record, if any.

Subject to the ad valorem taxes for the year 1990 and subsequent years.

\$ 140,000.00 of the above mentioned consideration 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, they 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 President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 12th day of July, 1990.


Sammy Dorsett, President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sammy Dorsett, whose name as President of Pride 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 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 12th day of July, 1990.


Notary Public

My Commission expires: 5-1-92

STATE OF ALABAMA, SHELBY COUNTY
I CERTIFY THIS
INSTRUMENT WAS FILED

30 JUL 20 AM 8:52

CLERK OF PROBATE

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30.00
2.50
3.00
1.00
36.50