

**SEND TAX NOTICE TO:**

(Name) Innsbrooke a Joint Venture

(Address) One Chase Corporate Drive, Suite 100  
Birmingham, AL 35244

This instrument was prepared by

(Name) Eleanor C. Eidson

(Address) One Chase Corporate Drive, Suite 100, Birmingham, AL 35244

Form TICOR 5300 1-84

**CORPORATION FORM WARRANTY DEED-TICOR TITLE INSURANCE**

**STATE OF ALABAMA**

**COUNTY OF**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Thirty-Three Thousand Five Hundred ----- **DOLLARS,**

to the undersigned grantor, South Jefferson Company, Inc.  
in hand paid by

a corporation.

Innsbrooke, A Joint Venture

the receipt of which is hereby acknowledged, the said

South Jefferson Company, Inc.

does by these presents, grant, bargain, sell and convey unto the said

the following described real estate, situated in Innsbrooke, A Joint Venture

Shelby County, Alabama

Lot 19, according to the Survey of Meadow Brook Cluster Homes, 1st Sector as recorded in Map Book 13, Page 20, in the Probate Office of Shelby County, Alabama.

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

**NO TAX COLLECTED**

1. Deed Tax	\$	0.00
2. Stamp Tax	\$	0.00
3. Transfer Tax	\$	0.00
4. Int. on Tax	\$	0.00
5. Int. on Tax	\$	0.00
6. Int. on Tax	\$	0.00
7. Certified Fee	\$	0.00
<b>Total</b>	<b>\$</b>	<b>0.00</b>

\$33,500.00 OF THE ABOVE RECITED CONSIDERATION HAS BEEN PAID FROM A MORTGAGE EXECUTED SIMULTANEOUSLY HERewith.

**TO HAVE AND TO HOLD, To the said**

Innsbrooke A Joint Venture

heirs and assigns forever.

And said South Jefferson Co., Inc.  
and assigns, covenant with said

Innsbrooke A Joint Venture

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are 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

Innsbrooke A Joint Venture  
heirs, executors and assigns forever, against the lawful claims of all persons.

**IN WITNESS WHEREOF, the said** South Jefferson Company, Inc.

by its

President, John P. Baker

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 17th

day of September

, 1990

**ATTEST:**

Rick Humphreys

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

John P. Baker  
President

**STATE OF**  
**COUNTY OF**

**90 SEP 20 AM 9:35**

Judge of Probate

a Notary Public in and for said County, in

I, Colonial Bank  
said State, hereby certify that  
whose name as President of  
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

day of

, 19

Colonial Bank

Notary Public