

CORPORATION WARRANTY DEED

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty five thousand and No/100's Dollars (\$85,000.00) to the undersigned grantor, BILLINGSLEY HOMES, INC. (hereinafter "GRANTOR") a corporation, in hand paid by the grantees herein, the receipt whereof is acknowledged, grantor, an Alabama corporation, does grant, bargain, sell and convey unto BRENDA C. NICHOLS (hereinafter grantee"), all of its interest in the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 38 according to the survey of Saddle Run as recorded in Map Book 11 Page 28 in the Office of the Judge of Probate of Shelby County, Alabama.

\$67,470.00 of the above price is from a 1st mortgage executed simultaneously herewith.

Mineral and mining rights are not warranted. Subject to any and all other matters of public record.

To have and to hold unto the said grantees, their heirs and assigns, forever. And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, WILLIAM T. BILLINGSLEY, the-president-of said corporation who is duly authorized, and has caused the same to be attested by it's secretary, has hereunto set his hand and seal this 21st day of DECEMBER 1990.

WILLIAM T. BILLINGSLEY, William T. Billingsley
President of BILLINGSLEY HOMES, INC.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said State, hereby certify that WILLIAM T. BILLINGSLEY, president of BILLINGSLEY HOMES, INC. and whose name 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 executed the same voluntarily for and as the act of the corporation with full authority to do so, on the day the same bears date.

GIVEN under my hand and official seal this the 21st day of DECEMBER 1990.

Mark E. Tippins

: NOTARY PUBLIC

My commission expires: 7-23-1993

1. Deed Tax \$ 18.00
2. Notary Fee \$ 2.50
3. Recording Fee \$ 4.00
4. Notary Fee \$ 1.00
5. Certified Fee \$ 1.00
Total \$ 26.50

Prepared by Mark E. Tippins, Attorney at Law 15 Office Park Circle
Birmingham, Alabama 35223 870-4343

Send tax notice to : Brenda C. Nichols 4002 Saddle Run Circle
Pelham, Alabama 35080

BOOK 324 PAGE 955

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
91 JAN -7 AM 9:40

JUDGE OF PROBATE