

This instrument was prepared by

(Name) Mary E. Wright

(Address) Birmingham, Alabama

**Warranty Deed**

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Nine Thousand, Seven Hundred and no/100-----DOLLARS,

to the undersigned grantor, Awtrey Reamer Development Partnership  
An Alabama General Partnership

(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 unto  
Ever-Ridge Builders, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in  
Shelby County, Alabama to wit:

Lot 1, according to the Survey of Southpointe, Sixth Sector, Phase One, as recorded in Map Book 14, Page 85, in the Probate Office of Shelby County, Alabama.

This lot is conveyed subject to all easements, restrictions, covenants and rights of ways of record.

Grantee's Address: 1716 Ashville Road  
Leeds, Alabama 35094

1. Deed Tax ----- NO TAX PAID  
2. Mtg. Tax -----  
3. Recording Fee ----- 3.00  
4. Indexing Fee ----- 3.00  
5. No Tax Fee ----- 1.00  
6. Certified Fee ----- 1.20

Total ----- 7.20

\$ 29,700.00 OF THE ABOVE RECORDED CONSIDERATION HAS BEEN PAID FROM A MORTGAGE EXECUTED SIMULTANEOUSLY HEREWITH.

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

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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, 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 Managing Partner who is authorized to execute this conveyance, hereto set its signature and seal,

this the 18th day of February, 1991

ATTEST:

AWTREY REAMER DEVELOPMENT PARTNERSHIP  
An Alabama General Partnership

Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned authority

hereby certify that H. Albert Awtrey

By

H. Albert Awtrey, President of Awtrey Building Corporation, The Managing Partner

a Notary Public in and for said County, in said State.

President of Awtrey Building Corporation, The Managing Partner whose name as for Awtrey Reamer Development Partnership 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 Partnership.

Given under my hand and official seal, this the 18th day of February, 1991

Colonial Bank  
Form ALA-12 (Rev. 12-71)

Mary Emma Wright  
Notary Public