

SEND TAX NOTICE TO:

(Name) Alan Howard Construction, Inc.

(Address) _____

This instrument was prepared by

(Name) Clayton T. Sweeney
2100 SouthBridge Parkway, Suite 650
(Address) Birmingham, AL 35209

Form TICOR 5100 1-84

WARRANTY DEED—TICOR TITLE INSURANCE

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

35,000⁰⁰That in consideration of Ten Dollars and other good and valuable consideration

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Michael L. Steed and Renee B. Steed, husband and wife

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Alan Howard Construction, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:Lot 37, according to the Survey of The Magnolias at Brook Highland, an
Eddleman Community, as recorded in Map Book 13, Page 102 A & B, in the
Probate Office of Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1991 which are a lien but are not due and payable
until October 1, 1991.

Existing easements, restrictions, set-back lines, limitations, of record.

\$ 35,000.00 of the purchase price recited above was paid from
mortgage loan closed simultaneously herewith.STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

91 MAR -4 PM 12:07

1. Deed Tax	—	8
2. Mtg. Tax	—	5.50
3. Recording Fee	—	3.00
4. Indexing Fee	—	1.00
5. No Tax Fee	—	1.00
6. Certified Fee	—	1.00
Total	—	7.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hands(s) and seal(s), this 21st
day of February, 1991.

(Seal)

(Seal)

(Seal)

Michael L. Steed (Seal)
Michael L. SteedRenee B. Steed (Seal)
Renee B. Steed

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State,
hereby certify that Michael L. Steed and wife, Renee B. Steed
whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.Given under my hand and official seal this 21st day of February, A. D., 1991.South Trust Mtg. Corp.
P.O. Box - 7344-AClayton T. Sweeney
Notary Public.

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