

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

B. G. Winford Builders, Inc.

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

Lot 3, according to the Survey of Southpointe Sixth Sector, Phase 1 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: P. O. Box 360451
Birmingham, Alabama 35236

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

91 MAR 19 AM 8:51

JUDGE OF PROBATE

The entire purchase price recited above was paid by proceeds of mortgage loan closed simultaneously herewith.

1. Deed Tax ----- No Tax Paid
2. Mtg. Tax ----- 3.50
3. Recording Fee ----- 3.00
4. Indexing Fee ----- 1.00
5. No Tax Fee ----- 1.00
6. Certified Fee ----- 1.00
Total ----- 10.50

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 28th day of February, 19 91

ATTEST:

Secretary

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned authority

hereby certify that H. Albert Awtrey, President of Awtrey Building Corporation
Managing Partner for Awtrey Reamer Development Partnership

whose name as 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

28th day of February, 19 91

Mary Emma Wright
Notary Public