

This instrument was prepared by:

(Name) SAM W. BENNETT
(Address) 333 RIVERHAVEN CIRCLE
BIRMINGHAM, ALA. 35244

Send Tax Notice to:

(Name) SUSAN E. BENNETT
(Address) 333 RIVERHAVEN CIRCLE
BIRMINGHAM, ALABAMA 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

\$14,500 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **FOURTEEN THOUSAND FIVE HUNDRED & 00/100**
to the undersigned grantor, **FOUR STAR DEVELOPEMENT CO., INC.**

DOLLARS
a corporation

(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 presentes, grant, bargain, sell and convey unto

FOUR STAR HOMES, INC.

(herein) referred to as GRANTEE, whether one or more), the following described real estate, situated in **SHELBY COUNTY ALABAMA, TO WIT: LOT 47 ACCORDING TO SURVEY OF TIMBER PARK, AS RECORDED IN MAP BOOK 15, page 11 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.**

SUBJECT TO EASEMENTS AND RESTRICTIONS OF SAID SUBDIVISION.

BY GRANTEE(S) ACCEPTANCE OF THIS DEED, GRANTEE(S) HEREBY COVENANTS AND AGREES FOR ITSELF AND ITS SUCCESSORS, ASSIGNS, LICENSEES, LESSEES, EMPLOYEES AND AGENTS THAT GRANTOR SHALL NOT BE LIABLE FOR, AND NO ACTION SHALL BE ASSERTED AGAINST GRANTOR FOR, LOSS OR DAMAGE ON ACCOUNT OF INJURIES TO THE PROPERTY OR TO ANY BUILDINGS, IMPROVEMENTS OR STRUCTURES NOW OR HEREAFTER LOCATED UPON THE PROPERTY, OR ON ACCOUNT OF INJURIES TO ANY OWNER, OCCUPANT, OR OTHER PERSON IN OR UPON THE PROPERTY, WHICH ARE CAUSED BY, OR ARISE AS A RESULT OF, PAST OR FUTURE SOIL AND/OR SUBSURFACE CONDITIONS, KNOWN OR UNKNOWN, (INCLUDING, WITHOUT LIMITATIONS, SINKHOLES, UNDERGROUND MINES, AND LIMESTONE FORMATIONS) UNDER OR ON THE PROPERTY OR ANY OTHER PROPERTY NOW OR HEREAFTER OWNED BY GRANTOR, WHETHER CONTIGUOUS OR NON-CONTIGUOUS TO THE PROPERTY. FOR PURPOSE OF THIS PARAGRAPH THE TERM GRANTOR SHALL MEAN AND REFER TO (i) THE PARTNERS, AGENTS, AND EMPLOYEES AND AGENTS OR GRANTOR, AND PARTNERS THEREOF: (iii) ANY SUCCESSORS OR ASSIGNS OF GRANTOR: AND (iv) ANY SUCCESSORS AND ASSIGNS OF GRANTORS INTEREST WITH THE LAND CONVEYED HEREBY AS AGAINST GRANTEE, AND ALL PERSONS, FIRMS, TRUSTS, PARTNERSHIPS, AND LIMITED PARTNERSHIPS, CORPORATIONS, OR OTHER ENTITIES HOLDING UNDER OR THROUGH THE GRANTEE.

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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 21ST day of FEBRUARY, 19 91

ATTEST

1. Dead Tax NO TAX COLLECTED
2. Mtg. Tax 0.00
3. Recording Fee 2.50
4. Indexing 0.00
5. No Tax Fee 0.00
6. Certified Fee 0.00

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

By SAM W. BENNETT President

Total 2.50
STATE OF ALABAMA

SHELBY County

91 MAR 28 AM 8:43

JUDGE OF PROBATE

I, **SUSAN E. BENNETT**

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

hereby certify that **SAM W. BENNETT**

whose name as **President of FOUR STAR DEVELOPEMENT CO., INC.,** 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 21ST day of FEBRUARY, 19 91

NOTARY PUBLIC, STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: SEPT. 8, 1993.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

My Commission Expires:

Susan E. Bennett
Notary Public

1991

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Cahaba Title