

SEND TAX NOTICE TO:

Villa Ridge Homes, Inc.

Instrument was prepared by:

Jack R. Thompson, Jr.
808 29th Street South, Suite 300
Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA }
 }
JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One and No/100 Dollars and other good and valuable consideration, to the undersigned Grantor or Grantors in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, LEE H. McGAVIN, a married man (herein referred to as Grantor) do grant bargain, sell and convey unto VILLA RIDGE HOMES, INC., An Alabama Corporation, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 11, according to the Survey of Augusta Pointe, as recorded in Map Book 13, Page 9, and in Map Book 13, Page 126, in the Probate Office of Shelby County, Alabama.

Subject to ad valorem tax for the year 1991.

Subject to Agreement for underground residential distribution in favor of Alabama Power Company as recorded in Real Volume 215, Page 506; together with restrictive covenants pertaining thereto as recorded in Real Volume 215, Page 505.

Right of Way granted to Alabama Power Company by instrument recorded in Real Volume 230, Page 813.

Subject to Restrictive Covenants of Augusta Pointe recorded in Real Volume 253, Page 706.

RERECORDED TO CORRECT NAME OF GRANTEE

TO HAVE AND TO HOLD Unto the said Grantee, its, successors and assigns, forever;

AND said GRANTOR does for himself, his heirs, administrators, executors and assigns, covenant with said GRANTEE, its successors and assigns above; that he is lawfully seized in fee simple of said premises, it is free from all encumbrances, unless otherwise noted above, that he has a good right to sell and convey the same as aforesaid, and that he will, and his heirs, executors, administrators and assigns shall, warrant and defend the same to the said GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of June, 1991.



LEE H. McGAVIN

✓ 

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STATE OF ALABAMA]
JEFFERSON COUNTY]

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that LEE H. McGAVIN, a married man, 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 this conveyance he executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 4th day of June, 1991.

Nayla Bassett
Notary Public (S E A L)

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 JUN -4 PM 1:34

Thomas A. Shivers, Jr.
JUDGE OF PROBATE

| | |
|------------------|-------------------|
| 1. Dead Tax | <u>Notes paid</u> |
| 2. Ad. Tax | <u>53.00</u> |
| 3. Ad. Tax | <u>3.00</u> |
| 4. Ad. Tax | <u>1.00</u> |
| 5. Ad. Tax | <u>1.00</u> |
| 6. Certified Fee | <u>1.00</u> |
| Total | <u>61.00</u> |

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