

This form furnished by:

**Cahaba Title, Inc.**

349

Eastern Office  
(205) 833-1571  
FAX 833-1577

Riverchase Office  
(205) 988-5600  
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.  
(Address) 100 Concourse Parkway, Suite 350  
Birmingham, AL 35244

Send Tax Notice to:

(Name) Ronald Alan Newton  
(Address) 257 Mar-Wood Lane  
Birmingham, AL 35244

**PARTNERSHIP WARRANTY DEED**

**STATE OF ALABAMA**

**SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of **One hundred ninety five thousand five hundred and no/100ths—DOLLARS**  
to the undersigned grantor, **Trim-RN Builders, a Joint Venture,** ~~an individual/limited 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  
**Ronald Alan Newton and wife, Ginger Horton Newton**

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

**Lot 41, according to the Amended Map of Marwood-3rd Sector as recorded in Map Book 15, page 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.**

Subject to ~~existing easements~~ <sup>all bills</sup> current taxes, restrictions, set-back lines and rights of way, if any, of record.

**\$185,700.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.**

BOOK 362 PAGE 387

**TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns or its successors, forever.**

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and assigns, or its successors 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, or its successors 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,

Partner(s), who (is) (are)

this the **29th** day of **August**, 19 **91**

**TRIM-RN BUILDERS, A JOINT VENTURE**

By *Howard Humber*  
**Howard Humber** Partner

By \_\_\_\_\_

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA  
SHELBY COUNTY }

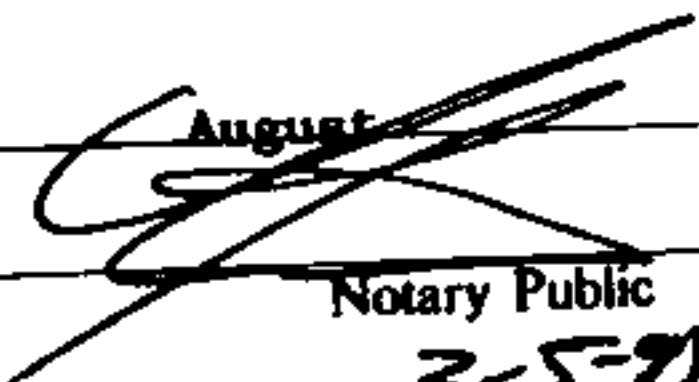
I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that  
Howard Humber

whose name(s) as general partner(s) of Trium-BN Builders, a Joint Venture ~~xxxx~~ (state) ~~(general)~~ (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

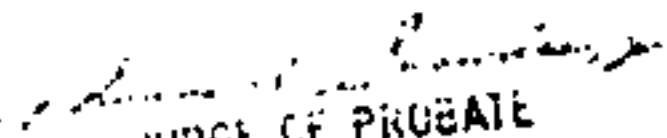
Given under my hand and official seal this 29th day of August, 1991

AFFIX NOTARIAL SEAL

  
Notary Public  
My commission expires: 3-5-95

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

91 SEP -5 PM 2: 19

  
JUDGE OF PROBATE

88C 398/293  
362  
K008

1. Bond Tax	10.00
2. Reg. Tax	5.00
3. Recording Fee	5.00
4. Indexing Fee	1.00
5. No Tax Fee	
6. Certified Fee	
Total	19.00

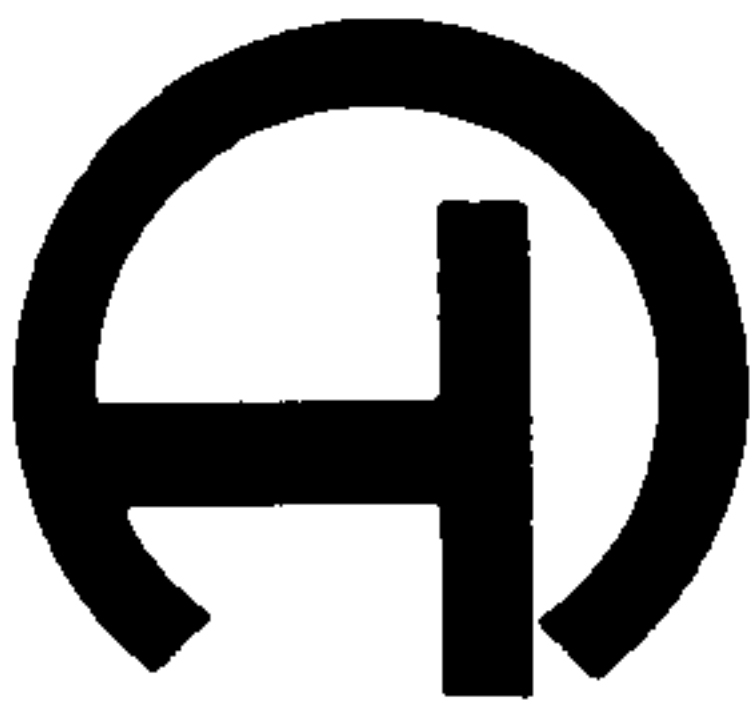
Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE  
2068 Valleydale Road  
Birmingham, Alabama 35244  
Phone (205) 988-5600

EASTERN OFFICE  
213 Gadsden Highway, Suite 227  
Birmingham, Alabama 35235  
(205) 833-1571