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THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

DONNA H. ROBERTS
1512 Timber Drive
Helena Al. 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of
Ninety Four Thousand and No/100 (\$94,000.00) Dollars to the
undersigned Grantor

FOUR STAR HOMES, INC.

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 presents, grant, bargain, sell and
convey unto

DONNA H. ROBERTS

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

LOT 45, ACCORDING TO THE SURVEY OF TIMBER
PARK, PHASE III, AS RECORDED IN MAP BOOK 15
PAGE 11 IN THE PROBATE OFFICE OF SHELBY
COUNTY, ALABAMA; BEING SITUATED IN SHELBY
COUNTY, ALABAMA.

Subject to all easements, restrictions and
rights-of-way of record.

\$56,000.00 of the above recited purchase price
was paid from a mortgage loan closed
simultaneously herewith.

By Grantee acceptance of this deed, Grantee hereby
covenant and agree for themselves and their 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 terms Grantor shall mean and refer to (i) the
partners, agents, and employees of Grantor; (ii) the officers,
directors, employees and agents of Grantor, and partners thereof;
(iii) any successors or assigns of Grantor; and (iv) any successors
and assigns of Grantors interest in the property. This covenant
and agreement shall run 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.

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Donna H. Roberts
SIGNATURE OF GRANTEE

TO HAVE AND TO HOLD, To the said Grantee 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its President, who is authorized to execute this conveyance, has hereto set its signature and seal this the 15th day of August, 1991.

FOUR STAR HOMES, INC.

By: Susan E. Bennett
Its President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Susan E. Bennett, whose name as President of Four Star Homes, 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, she 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 15th day of August, 1991.

[Signature]
NOTARY PUBLIC

BOOK 362 PAGE 345

1. Deed Tax	<u>38.00</u>
2. Mfg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>3.00</u>
5. No Tax Fee	
6. Certified Fee	<u>1.00</u>
Total.....	<u>47.00</u>

ALL ALABAMA RECORDS
I CERTIFY THIS
INSTRUMENT WAS FILED

91 SEP -5 PM 12:56

JUDGE OF PROBATE