

This instrument was prepared by:

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

Send Tax Notice to:

(Name) Mr. Ricky L. Edwards
(Address) 272 Marwood Drive
Birmingham, Alabama 35244

PARTNERSHIP WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED EIGHTY SEVEN THOUSAND SEVEN HUNDRED EIGHTY & NO/100 DOLLARS ~~the~~ (\$187,780.00)

to the undersigned grantor, Trimm-RN Builders, a joint venture ~~or (general) (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

Ricky L. Edwards and wife, Suzanne M. Edwards

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

Lot 46, 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, restrictions, set-back lines, rights of way, limitations, if any of record.

\$141,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

BOOK 364 PAGE 830

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 16th day of September, 19 91

Trimm-RN Builders, a joint venture

By Howard Humber Partner

By _____ Partner

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 Trimm-RN Builders, a joint venture

(state)

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 16th day of September, 19 91

AFFIX NOTARIAL SEAL

Notary Public

My commission expires:

3-5-95

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES
3-5-95

BOOK 364 PAGE 831

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

91 SEP 20 PM 12:02

JUDGE OF PROBATE

| | |
|------------------|-----------------|
| 1. Deed Tax | \$ 47.00 |
| 2. Mtg. Tax | \$ 5.00 |
| 3. Recording Fee | \$ 5.00 |
| 4. Indexing Fee | \$ 1.00 |
| 5. No Tax Fee | \$ 0.00 |
| 6. Certified Fee | \$ 0.00 |
| Total | \$ 58.00 |

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