

783

This instrument was prepared by:

(Name) FIRST REAL ESTATE
(Address) P.O. BOX 9 Pelham, Alabama 35124

Send Tax Notice to:

(Name) _____
(Address) _____

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY THREE THOUSAND AND NO/ 100-----(\$33,000.00)----- DOLLARS
to the undersigned grantor, VALLEY BROOK PROPERTIES, 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 presentes, grant, bargain, sell and convey unto

B & S CONSTRUCTION, INC.
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 31 according to the survey of Valley Brook, Phase IV as recorded in Map Book 14, Page 84 in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right of ways, limitations, if any of record.

Mineral and mining rights excepted.

\$33,000.00 of the above recited purchase price was paid from a Mortgage loan closed simultaneously herewith.

1. Deed Tax	<u>Retax paid</u>
2. Mtg. Tax	<u>2.50</u>
3. Recording Fee	<u>3.00</u>
4. Indexing Fee	<u>1.00</u>
5. No Tax Fee	<u>1.00</u>
6. Certified Fee	<u>1.00</u>
Total	<u>7.50</u>

NOTARY PUBLIC, SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
91 OCT 11 AM 12:25
JUDGE OF PROBATE

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 4th day of OCTOBER, 19 91

ATTEST:

Secretary

By

Robert P. Lacey
President

STATE OF ALABAMA
SHELBY County }

I, Undersigned

hereby certify that

Robert P. Lacey

whose name as President of Valley Brook Properties, 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 4th day of OCTOBER, 19 91

Phyllis H. Hampton

BOOK 368 PAGE 50

First Ala. Bank