

THIS INSTRUMENT PREPARED BY: 1/6/91

Send Tax Notice To:

Grantee

P.O. Box 380456

Birmingham, AL 35238-0456

NAME: DOUGLAS ROGERS
ATTORNEY AT LAW
ADDRESS: 1920 MAYFAIR DRIVE
BIRMINGHAM, AL 35209

WARRANTY DEED (Without Survivorship)

BIRMINGHAM, ALA.

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty Two Thousand and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, John Edward Topping and wife Anne E. Topping

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Modern South Homes, Inc.

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

Lot 33, according to the Survey of Heatherwood, 4th Sector, 2nd Addition, as recorded in Map Book 12, page 81, in the Probate Office of Shelby County, Alabama.

Subject to easements, rights of way, restrictions and building lines of record.

Subject to taxes for 1992.

BOOK 370 PAGE 261

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

91 OCT 28 PM 1:44

Judge of Probate

1. Dead Tax	\$ 82.00
2. Mfg. Tax	\$ 2.50
3. Recording Fee	\$ 3.10
4. Indexing Fee	\$ 1.00
5. No Tax Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 88.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 22nd day of October, 19 91

(Seal) _____
(Seal) _____
(Seal) _____

John Edward Topping (Seal)
JOHN EDWARD TOPPING
Anne E. Topping (Seal)
ANNE E. TOPPING

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned _____, a Notary Public in and for said County, in said State, hereby certify that John Edward Topping and Anne E. Topping whose names are _____ signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 22 day of October, A. D., 19 91

Notary Public