

This form furnished by:

**Cahaba Title, Inc.**

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

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

This instrument was prepared by:

(Name) Thomas E. Norton, Jr.  
(Address) 2700 Highway 280 South, 2nd Flr/East  
Birmingham, Alabama 35223

Send Tax Notice to:

(Name) \_\_\_\_\_  
(Address) \_\_\_\_\_

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA

JEFFERSON COUNTY }

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Thousand Five Hundred and 00/100 (\$10,500.00)

DOLLARS

to the undersigned grantor, VIC-SAN, 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

RIPPLE CREEK BUILDING, INC.

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

Lot 54, according to the Survey of Indian Highlands, Third Sector, as recorded in Map Book 6, Page 28, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$10,500 of the above recited consideration was paid from the proceed of a mortgage loan of even date executed simultaneously herewith.

Subject to Ad Valorem taxes for the year 1992 and subsequent years not yet due or payable.

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

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

91 DEC 11 PM 12:55

JUDGE OF PROBATE

1. Deed Tax	\$ <u>No Tax</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>

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Michael R. Scott, President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 6th day of December, 19 91

ATTEST:

Secretary

By Michael R. Scott (Seal)  
VIC-SAN, Inc. as its President

STATE OF ALABAMA

Notary Public County }

I,

a Notary Public in and for said County, in said State,

hereby certify that

Michael R. Scott

whose name as President of VIC-SAN, 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)(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 the 6th day of December, 19 91

Notary Public