

This instrument was prepared by:

(Name) Harold R. Walker
(Address) 2172 Hwy 31 So.
Pelham, AL 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 \$18,500. (Eighteen Thousand Five-hundred & No/100--) DOLLARS to the undersigned grantor, H. Walker & Associates, 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 Mac-San Builders, Incorporated

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

Lot 12 Royal Pines Phase II as recorded in Map Book 15 Page 19, in Judge of Probate office in Shelby County State of Alabama. Subject to restrictions, covenants and mineral rights of record.

BOOK 379 PAGE 923

1. Deed Tax	<u>\$ No TAX</u>
2. Mtg. Tax	<u>\$</u>
3. Recording Fee	<u>\$ 7.50</u>
4. Indexing Fee	<u>\$ 2.00</u>
5. No Tax Fee	<u>\$ 1.00</u>
6. Certified Fee	<u>\$ 1.00</u>
Total	<u>\$ 7.50</u>

\$18,500.00 of the above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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 22nd day of November, 19 91

ATTEST

Harold R. Walker
Secretary

By Harold R. Walker
Harold R. Walker President

STATE OF ALABAMA

SHELBY County } **I CERTIFY THIS INSTRUMENT WAS FILED**
91 DEC 30 AM 8:14

I, the undersigned

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

hereby certify that Harold R. Walker

whose name as the President of H. Walker & Associates, 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 22nd day of November, 19 91

M. Anthony B. Bales
Notary Public

First All Bank