

This instrument was prepared by

Courtney Mason & Associates PC
100 Concourse Parkway Suite 350
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIFTY THREE THOUSAND & NO/100---- (\$53,000.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, we Les Bain and wife, Anna Bain (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Don Martin Construction Co., Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 7, according to the survey of Brookshire, 2nd Sector, as recorded in Map Book 16 page 65 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 1065 Highway 35, Pelham, Alabama 35124

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals, this 1st day of July, 1993.

The entire consideration of the purchase price recited above was paid from a mortgage loan simultaneously herewith.

DWM

Les Bain (SEAL)
Les Bain
Anna Bain (SEAL)
Anna Bain

STATE OF ALABAMA

SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Les Bain and wife, Anna Bain 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 1st day of July A.D., 1993

[Signature]

Notary Public

Inst # 1993-19875

07/07/1993-19875
05:55 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

F.A. P.O. Box 10247

Inst # 1993-19875