

THIS INSTRUMENT PREPARED BY:  
R. Shan Paden, Attorney at Law  
Paden & Harris  
100 Concourse Pkwy, Suite 100  
Birmingham, Alabama 35244

SEND TAX NOTICE TO:  
Roderick MacDonald  
818 St. Charles Lane  
Helena, AL 35080

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FOUR THOUSAND AND NO/100THS (\$104,000.00) DOLLARS, to the undersigned grantor, JACKIE WILLIAMS COMPANY, INC., a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto RODERICK JOHN MACDONALD and KRISTIN ROBIN MACDONALD (herein referred to as Grantees) as joint tenants, with right of survivorship, the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 14, according to the survey of St. Charles Place, as recorded in Map Book 17, Page 6 the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Taxes for the year 1993 and subsequent years which are a lien, but not due and payable until October 1, 1993.
2. Any loss, claim, damage or expense including additional tax due, if any, due to the fact that ad valorem taxes for the subject property have been paid under a current use assessment.
3. Thirty-five foot building setback line as shown by recorded plat of said subdivision.
4. Restrictions, covenants and conditions as set out in instruments recorded as Instrument No. 1993-5181 and Map Book 17, Page 6.
5. Public utility easements as shown by recorded plat, including 15 feet for Southern Natural Gas easement on the Southwesterly side and 10 feet on the Southeasterly side of lot.
6. Transmission line permits to Alabama Power Company as shown by instruments recorded in Deed Book 133, Page 55; Deed Book 130, Page 166 and Deed Book 138, Page 217.
7. Easements to Southern Natural Gas Company as shown by instrument recorded in Deed Book 90, Page 336 and Deed Book 213, Page 117.
8. Oil, gas and mineral lease to Cabot Oil and Gas

08/13/1993-24018  
08:01 AM CERTIFIED  
COUNTY JUDGE OF PROBATE

Inst. # 1993-24018

Corporation as set out as Instrument #1992-11400.

\$102,279.00 of the consideration paid herein was derived from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantees as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed to terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common. And said Grantor does for itself, its successors and assign, covenant with the said Grantees, their heirs and assigns, that is lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its PRESIDENT, JACKIE WILLIAMS, who is authorized to execute this conveyance, has hereto set its signature and seal this the 3rd day of August, 1993.

JACKIE WILLIAMS COMPANY, INC.

BY Jackie Williams  
Jackie Williams, President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County and in said State, hereby certify that Jackie Williams, whose name as President of Jackie Williams Company, 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 seal this the 3<sup>rd</sup> day of August, 1993.



Notary Public

My commission expires: 7/16/94

Inst # 1993-24018

08/13/1993-24018  
08:01 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
003 MCD 15.50