

This instrument was prepared by

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

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY THOUSAND NINE HUNDRED & NO/100---- (\$80,900.00) DOLLARS to the undersigned grantor, Calvin Reid Construction Co., Inc. a corporation, (herein referred to as the 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 M. E. Padgett (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 3535, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16 page 113, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

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


Grantor reserves the right to repurchase this lot for the same consideration if grantee, or its successors, fail to construct a house on this property. This reservation will automatically expire upon the construction of a house on said lot.

GRANTEES' ADDRESS: 106 Oxmoor Road, Suite 148, Birmingham, Alabama 35209.

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, 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 President, Dennis C. Reid, who is authorized to execute this conveyance, hereto set its signature and seal, this the 7th day of January, 1994.

Calvin Reid Construction Co., Inc.
By: 
Dennis C. Reid, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Dennis C. Reid whose name as the President of Calvin Reid Construction Co., 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 7th day of January, 1994


Inst # 1994-01428
Notary Public

01/13/1994-01428
10:34 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 9.50

F.A. P.O. Box 10247

1994-01428