

PREPARED BY: Trimmier, Atchison and Hayley, P.C., 22 Inverness Center Parkway, Suite 210, Birmingham, Alabama 35242

SEND TAX NOTICE TO: SALVADOR M. MARINO, AN UNMARRIED MAN, 1665 WINGFIELD DRIVE, BIRMINGHAM, ALABAMA 35242

CORPORATE WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWO HUNDRED SIXTY FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$264,500.00) to the undersigned Grantor or Grantors, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, RODNEY MCGINNIS, AS PRESIDENT FOR MCGINNIS CONSTRUCTION COMPANY, INC., a corporation (herein referred to as GRANTOR) does grant, bargain, sell and convey unto, SALVADOR M. MARINO, AN UNMARRIED MAN (herein referred to as GRANTEES), the following described real estate situated in SHELBY County, Alabama, to-wit:

LOT 929, ACCORDING TO THE SURVEY OF BROOK HIGHLAND, AN EDDLEMAN COMMUNITY, 9TH SECTOR, AS RECORDED IN MAP BOOK 17, PAGE 63, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

- (1) Subject to property taxes for the current year.
- (2) Subject to easements, restrictions, covenants and conditions, if any.
- (3) Subject to mineral and mining rights.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And the GRANTOR does for itself and for its successors and assigns covenant with said GRANTEES, their heirs and assigns, that it 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; that it will, and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned officer on behalf of the corporation has placed its hand and seal, on JANUARY 21, 1994.

MCGINNIS CONSTRUCTION COMPANY, INC.

BY: Rodney McGinnis
RODNEY MCGINNIS, AS PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that RODNEY MCGINNIS, AS PRESIDENT FOR MCGINNIS CONSTRUCTION COMPANY, INC., whose name is signed as to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of said conveyance, (s)he, in such capacity, executed the same voluntarily on the date the same bears date.

Given under my hand and official seal on JANUARY 21, 1994.

My commission expires: 11/30/97

Wm M. Phillips Jr
Notary Public

Inst # 1994-02833

01/26/1994-02833
01:25 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCB 273.50

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