

JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020 This instrument was prepared by (Name) | Sandra J. Hughes (Address) 2232 Cahaba Valley Drive Birmingham, Alabama 35242 WARRANTY DEED STATE OF ALABAMA SHELBY COUNTY KNOW ALL MEN BY THESE PRESENTS: That in consideration of Twenty Six Thousand & 00/100 Dollars (\$26,000.00) to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Henry Preston Little and wife, Yvonne L. Little (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto McGinnis Construction Company, Inc. (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit: Lot 36, according to the Survey of High Chaparral, Sector B, as recorded in Map Book 16, Page 69, A, B & C, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted. Subject to advalorem taxes which constitute a lien, but are not due and payable until October 1, 1994. Subject to easements, restrictions and covenants of record. 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, I (we) have hereunto set my (our) hand(s) and seal(s) this Eighteenth January day of___ Inst # 1994-04592 (SEAL) 12:17 PM CERTIFIED SHELBY COUNTY JUDGE OF PROBATE (SEAL) (SEAL) (SEAL) (SEAL) ALABAMA STATE OF General Acknowledgment a Notary Public in and for said County, Sandra J. Hughes Ι, in said State, hereby certify that Henry Preston Little and wife, Yvonne L. Little known to me, acknowledged before me on this day, that, signed to the foregoing conveyance, and who are whose name(s) are executed the same voluntarily on the day the same bears date. being informed of the contents of the conveyance, have

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.

MY COMMISSION EXPIRES: Oct. 6, 1995.

BONDED THRU NOTARY PUBLIC UNDER PRETUDE

<u>January</u>

day of

18th

Given under my hand and official seal this_