

SEND TAX NOTICE TO: BRIAN M. SHULMAN
200 Greenfield Lane
Alabaster, AL 35007

This instrument was prepared by

(Name) HOLLIMAN, SHOCKLEY & KELLY
3821 Lorna Road, Suite 110
(Address) Birmingham, Alabama 35244

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred Twelve Thousand Five Hundred Fifty & ^{No} 100 DOLLARS,
to the undersigned grantor, JOE ROSE HOMEBUILDERS, INC., a corporation

(herein referred to as 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 BRIAN M. SHULMAN

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama; to wit:

Lot 84, Sector 6, according to the Survey of Greenfield, Sectors 4 and 6,
as recorded in Map Book 17, Page 131, in the Probate Office of Shelby
County, Alabama.

SUBJECT TO: (1) Taxes for the year 1994 and subsequent years.
(2) Easements, restrictions, reservations, rights-of-way,
limitations, covenants and conditions of record, if any.
(3) Mineral and mining rights, if any.

\$ 101,250.00 of the purchase price is being paid by the proceeds of a
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-06907

03/03/1994-06907
09:20 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 20.00

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 encum-
brances, 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 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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 25th day of February, 19 94.

ATTEST:

JOE ROSE HOMEBUILDERS, INC.

Secretary

By

JOE N. ROSE

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned authority

a Notary Public in and for said County, in said State,

hereby certify that Joe N. Rose

whose name as President of JOE ROSE HOMEBUILDERS, 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 official seal, this the 25th day of February, 19 94

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Mar. 12, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public