

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 Twenty-two Thousand Six Hundred Sixty-five DOLLARS  
and No/100-----  
to the undersigned grantor, ANN WILLIAMS & ASSOCIATES 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 JANE C. POWERS

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

Lot 38, according to the Survey of Greenfield, Sector Five, as recorded in  
Map Book 17, page 20, 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.

\$ 109,450.00 of the purchase price is being paid by the proceeds of a  
first mortgage loan executed and recorded simultaneously herewith.

Inst # 1994-07420  
03/07/1994-07420  
04:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 22.00

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 \_\_\_\_\_ President, who is  
authorized to execute this conveyance, hereto set its signature and seal.

this the 1st day of March, 1994

ATTEST: \_\_\_\_\_  
Secretary  
ANN WILLIAMS & ASSOCIATES  
By Ann Williams  
ANN WILLIAMS, 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 Ann Williams  
whose name as President of ANN WILLIAMS & ASSOCIATES, 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 1st day of March, 19 94

My Commission Expires: 11-25-95

[Signature]  
Notary Public

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