

This Instrument Was Prepared By:
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Attorney-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF SHELBY

CORPORATION WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of TWO HUNDRED NINE THOUSAND DOLLARS AND 00 CENTS (US\$209,000.00) Dollars to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, Dorer Construction Company, Inc., a Corporation (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Gill Evans and wife, Patricia A. Evans, (hereinafter referred to as GRANTEEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 32, according to the Survey of Eagle Point, 1st Sector, as recorded in Map Book 14, Page 114, in the Probate Office of Shelby County, Alabama.

Note: \$155,000.00 of the above purchase price is in the form of a mortgage in favor of Collateral Mortgage, Ltd., being executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

Together with all and singular the tenements, hereditaments, and appurtenances, thereto belonging or in any wise appertaining and the reversion or the reversion, remainder or remainders, rents, issues, and profits thereof; and also all the estate, right, title, interest dower and the right of dower, property possession, claim and demand whatsoever, as well in law as in equity, of the said GRANTOR, of, in, and to the same and every part of parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEEES, GRANTOR heirs and assigns forever. And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEEES, 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 is entitled to the immediate possession thereof; 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 GRANTEEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Dorer Construction Company, Inc., a Corporation, has hereunto set its signature by A. L. Dorer its President duly authorized on this the 17th day of March, 1994.

Dorer Construction Company, Inc.

By A. L. Dorer
A. L. Dorer, President

STATE OF ALABAMA
COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that A. L. Dorer, whose name as President of Dorer Construction Company, 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 17th day of MARCH, 1994.

Onnie D. Dickerson, III
Notary Public

My Commission Expires: 4/23/96

Inst # 1994-09939

03/28/1994-09939
09:16 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 62.50

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