

This instrument was prepared by:

(Name) Larry L. Halcomb

Send Tax Notice To: Mac-San Builders, Inc.
name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

Lot 1, Woodvale
address
Helena, Alabama 35080

WARRANTY DEED-

STATE OF ALABAMA
Jefferson COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of SEVENTEEN THOUSAND FIVE AND NO/100-----
-----DOLLARS (\$17,500.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Percy W. Brower, Jr., A Married Man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Mac-San Builders, Inc.

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

Lot 1, according to the Survey of Woodvale, as recorded in Map Book 12, Pages
21 and 22, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted.

Subject to taxes for 1994.

Subject to restrictions, agreement with Alabama Power Co., easements, building
lines, and terms, agreements and right-of-way to Alabama Power Company of
record.

Subject property is not the homestead of the grantor nor his spouse.

The above recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Inst # 1994-11717
04/08/1994-11717
03:29 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND 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 the said GRANTEES,
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 noted 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 GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal (s), this 2nd
day of March, 19 94

_____(Seal)

Percy W. Brower, Jr.
Percy W. Brower, Jr. _____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

_____(Seal)

STATE OF ALABAMA
Jefferson COUNTY }

General Acknowledgment

I, Larry L. Halcomb, a Notary Public in and for the said County, in said State, hereby certify that
Percy W. Brower, Jr., A Married Man
whose name(s) 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 executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 2nd day of March A.D., 19 94

FIRST ALABAMA BANK
SHELBY COUNTY
REAL ESTATE DEPT.
P.O. BOX 218
PRICHARD, AL 36124

Larry L. Halcomb Notary Public

My Commission Expires:
January 23, 1998

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