

This instrument was prepared by

(Name) Clayton T. Sweeney
2700 Hwy. 280E, Suite 290E
(Address) Birmingham, AL 35223

Send Tax Notice To: T & T Quality Homes, Inc.
name
address

WARRANTY DEED-

STATE OF ALABAMA

Jefferson COUNTY

KNOW ALL MEN BY THESE PRESENTS:

35,000⁰⁰

That in consideration of Ten Dollars and other good and valuable consideration -----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Stanley E. Bates and wife, Teresa B. Bates

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

T & T Quality Homes, Inc.

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

Lots 44 and 45, according to the Amended Map of Meadow Brook, 7th Sector, 2nd Phase, as recorded in Map Book 9 page 138 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1994 and subsequent years not yet due and payable until October 1, 1994.

Existing easements, restrictions, set-back lines and limitations of record.

\$35,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1994-12802

04/20/1994-12802
08:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

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 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 persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 4th day of April, 1994.

(Seal)

Stanley E. Bates

(Seal)

(Seal)

Teresa B. Bates

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

I, Clayton T. Sweeney, a Notary Public in and for said County, in said State, hereby certify that Stanley E. Bates and wife, Teresa B. Bates whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance They executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of April, A. D., 1994

Notary Public

My commission expires: 5/29/95