

This instrument was prepared by

SEND TAX NOTICE TO:

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

Ronald L. Lowery
1000 Somerset Lane
Birmingham, AL 35242

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

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Three Hundred Thirty-four Thousand and 00/100----- DOLLARS,

to the undersigned grantor, Bedwell Construction Co., 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

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

Lot 1024, according to Brook Highland, an Eddleman Community, 10th Sector, 2nd Phase, as recorded in Map Book 18 page 36 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Advalorem taxes for the year 1994 which are a lien but are not due and payable until October 1, 1994.

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

\$ 267,200.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1994-22272

07/15/1994-22272
02:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 75.50

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 encumbrances, 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 30th day of June, 19 94

ATTEST:

Bedwell Construction Co., Inc.

Secretary

By

Charles R. Bedwell, Jr.
President

STATE OF

Alabama

COUNTY OF

Jefferson

I, Clayton T. Sweeney

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

do hereby certify that Charles R. Bedwell, Jr.

whose name as President of Bedwell Construction Co., 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

30th day of June, 19 94

My Commission expires: 5/29/95

Notary Public

CLAYTON T. SWEENEY, ATTORNEY AT LAW