

This instrument was prepared by

Courtney Mason & Associates PC  
100 Concourse Parkway Suite 350  
Birmingham, Alabama 35244

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY ONE THOUSAND FIVE HUNDRED & NO/100---- (\$171,500.00) DOLLARS to the undersigned grantor, Denman Construction Co. a corporation, (herein referred to as the 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 Shelley L. Predmore, an unmarried person (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 11, according to the survey of Audubon Forest, First Addition, as recorded in Map Book 11 page 122 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$154,350.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

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, 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, Henry Denman, who is authorized to execute this conveyance, hereto set its signature and seal, this the 29th day of December, 1994.

Denman Construction Co.  
By: Henry  
Henry Denman, President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

01/03/1995-00026  
09:41 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 SNA 26.00

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Henry Denman whose name is the President of Denman Construction Co., 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 29th day of December, 1994

Notary Public

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3-5-95