

This form furnished by:

**Cahaba Title, Inc.**

Eastern Office  
(205) 833-1571

Riverchase Office  
(205) 988-5600

This instrument was prepared by:

(Name) Courtney Mason & Associates, PC  
(Address) PO BOX 360187  
Birmingham, Alabama 35236-0187

Send Tax Notice to:

(Name) Birdwell Building Company, Inc.  
(Address) PO BOX 36455  
Birmingham, Alabama 35236

**WARRANTY DEED**

**STATE OF ALABAMA**

Shelby

**COUNTY**

**KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Nineteen Thousand Nine Hundred and no/100ths-----\$19,900.00

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

Raymond E. Hargrave and wife, Nola C. Hargrave

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

Birdwell Building Company, Inc.

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

Lot 3, according to the survey of Hargrave Hills, 1st Sector, Phase 1, as recorded in Map Book 18 page 111 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

All mineral and mining rights excluded.

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

Raymond E. Hargrave is the surviving grantee of deed recorded in Deed 235 page 300 in the Probate Office of Shelby County, Alabama; the other grantee, Margaret T. Hargrave having died on or about October 25, 1994.

\$19,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Inst # 1995-03956

02/14/1995-03956  
08:51 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOY MEL 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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 7th  
day of February, 19 95

(Seal)

(Seal)

(Seal)

Raymond E. Hargrave

(Seal)

Nola C. Hargrave

(Seal)

(Seal)

**STATE OF ALABAMA**

Shelby

**County**

**General Acknowledgment**

I, the undersigned

a Notary Public in and for said County,

in said State, hereby certify that Raymond E. Hargrave and wife, Nola C. Hargrave

whose name(s) are signed to the foregoing conveyance, and who are is 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 7th day of February, 19 95

My Commission Expires: 4-9-95

[Signature]  
Notary Public

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