

This instrument was prepared by
(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
JEFFREY M. STERN
325 1st Ave North
Birmingham, AL 35204

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 One Hundred Eighty-Four Thousand and No/100 (\$184,500.00)----- DOLLARS,
to the undersigned grantor, SAVANNAH DEVELOPMENT, 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 JEFFREY M. STERN

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

Lots 78, 79, 80, 81 and 82, according to the survey of High Hampton, Sector 1, as
recorded in Map Book 19, page 89, in the Probate Office of Shelby County, Alabama;
being situated in Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1995, which are a lien, but not yet due and payable
until October 1, 1995.
2. Building setback line and public easements as shown by recorded plat.
3. Agreement and grant of easement as set out as Instrument No. 1994-6147 with
easement designation as Instrument No. 1994-13983 with rights of others to use thereof.
4. Timber rights and rights of way relating thereto as conveyed to Georgia Pacific
in and by Instrument No. 1994-13782.
5. Restrictions, limitations and conditions as set out on Map Book 19, page 89.

Inst # 1995-05165

02/28/1995-05165
08:51 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 193.00

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 encum-
brances, 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 22nd day of February, 19 95

ATTEST:

SAVANNAH DEVELOPMENT, INC.

Secretary

By

Susan G. Tucker

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, David F. Ovson

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

hereby certify that Susan G. Tucker

whose name as President of SAVANNAH DEVELOPMENT, 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 22nd day of February, 19 95

David F. Ovson
Notary Public

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