

This instrument was prepared by

Send Tax Notice To: JERALD W. BRIDIER  
name

(Name) Corley, Moncus & Ward, P.C.

313 WEST MILGRAY  
address

(Address) 2100 SouthBridge Pkwy., Ste. 650  
Birmingham, Alabama 35209

CALERA, ALABAMA 35040

Corporation Form Warranty Deed

STATE OF ALABAMA )  
COUNTY OF Jefferson )

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED THIRTY TWO THOUSAND AND NO/100-----  
-----DOLLARS (\$132,000.00)  
to the undersigned grantor, C & S CONTRACTORS, 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 JERALD W. BRIDIER

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

LOT 17, ACCORDING TO THE SURVEY OF SOUTHERN HILLS, SECTOR 6, PHASE II, AS  
RECORDED IN MAP BOOK 18 PAGE 79 IN THE PROBATE OFFICE OF SHELBY COUNTY; BEING  
SITUATED IN SHELBY COUNTY, ALABAMA.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 1995 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE  
UNTIL OCTOBER 01, 1995.

BUILDING SETBACK LINE OF THIRTY FEET RESERVED FROM WEST MILGRAY AS SHOWN BY  
PLAT.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN  
INSTRUMENT NO. 1994-18720.

RIGHT(S) OF WAY(S) GRANTED TO ALABAMA POWER COMPANY BY INSTRUMENT(S) RECORDED  
IN DEED BOOK 220 PAGE 40 AND IN DEED BOOK 217 PAGE 100 IN PROBATE OFFICE.

COVENANT RELEASING PREDECESSOR IN TITLE FROM ANY LIABILITY ARISING FROM  
SINKHOLES, LIMESTONE FORMATIONS, SOIL CONDITIONS OR ANY OTHER KNOWN OR UNKNOWN  
SURFACE OR SUBSURFACE CONDITIONS THAT MAY NOW OR HEREAFTER EXIST OR OCCUR OR  
CAUSE DAMAGE TO SUBJECT PROPERTY.

RESTRICTIONS, COVENANTS AND CONDITIONS AS SET OUT IN INSTRUMENT(S) RECORDED IN  
MAP BOOK 18 PAGE 79 IN PROBATE OFFICE.

\$\_\_\_\_\_ of the Purchase Price was paid from the proceeds of a mortgage recorded  
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 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 PRESIDENT  
to execute this conveyance, hereto set its signature and seal,

this the 28th day of April

ATTEST:

C & S CONTRACTORS, INC.

By

WAYNE STANDIEFER, PRESIDENT

STATE OF Alabama )  
COUNTY OF Jefferson )

I, GENE W. GRAY, JR.

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

hereby certify that WAYNE STANDIEFER

whose name as PRESIDENT of C & S CONTRACTORS, 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 28th day of April, 1995

CWD

Notary Public

Inst # 1995-11441

05/02/1995-11441 who is authorized  
02:06 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 48.50