

This instrument was prepared by

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

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

Send Tax Notice To: JERALD W. BRIDIER

name

313 WEST MILGRAY

address

CALERA, ALABAMA 35040

Corporation Form Warranty Deed

STATE OF ALABAMA

)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Jefferson

)

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:

1995-11441
INST.

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 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
to execute this conveyance, hereto set its signature and seal,

this the 28th day of April

PRESIDENT

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

ATTEST:

C & S CONTRACTORS, INC.

By Wayne Standifer
WAYNE STANDIFER, 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 STANDIFER

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

Notary Public