

1125827

This Form Furnished by



JEFFERSON TITLE CORPORATION
P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Summey B. Higgins

(Address) 2232 Cahaba Valley Drive
Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty-Eight Thousand Five Hundred & 00/100 (\$28,500.00) DOLLARS

to the undersigned grantor, Yellowleaf Estates, 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 McGinnis Construction Company, Inc.

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

Lot 8, according to the survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to taxes for 1995.

Subject to restrictions, building lines, easements and covenants of record.
\$28,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

03/04/1995-11622
09:15 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOJ HCB 9.50

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 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 William F. Spratlin President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 21st day of April, 19 95

ATTEST:

Secretary By William F. Spratlin President

STATE OF ALABAMA
COUNTY OF SHELBY
I, Summey B. Higgins, Jr.

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

hereby certify that William F. Spratlin

whose name as the President of Yellowleaf Estates, 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 21st day of April, 1995.

Summey B. Higgins Jr.
Notary Public

COMMISSION EXPIRES Mar. 21, 1997.
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Jefferson Title

Inst # 1995-11622