



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Inst # 1995-16722

(Name) Summey B. Higgins, Jr.

(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 Five Thousand Five Hundred & 00/100 (\$25,500.00) 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 Spratlin 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 4, First Sector, 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.

\$25,500.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

06/26/1995-16722
01:22 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD

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 Secretary, Donald M. Acton ~~President~~, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 14 day of June, 19 95.

ATTEST:

Secretary By Donald M. Acton
Secretary ~~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 Donald M. Acton

whose name as Secretary ~~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 14 day of June, 19 95.

Jefferson Title

Summey B. Higgins, Jr.
Notary Public

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