

Send Tax Notice To:

Marguerite M. Middleton
115 Squire Drive
Helena, Alabama 35080
PID# 13-5-21-1-001-002.002

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

One Hundred Twenty-Five Thousand Twenty-Five and 00/100'S ***
(\$125,025.00)

to the undersigned Grantor Portrait Homes, Inc. a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

Marguerite M. Middleton

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 33, according to the Survey of Falliston 2nd Sector, as recorded in Map Book 19, Page 117, in the Probate Office of Shelby County, Alabama.

\$55,000.00 of the consideration stated hereinabove was paid from the proceeds of a mortgage loan of even date and closed simultaneously herewith.

Subject to ad valorem taxes for 1995 and subsequent years, said taxes being a lien but not due or payable until October 1, 1995.

Subject to easements, covenants, restrictions, right-of-way(S), building lines, limitations and agreements as filed of record in the Probate Office of Shelby County, Alabama.

TOGETHER WITH all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

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 Vice President, who is authorized to execute this conveyance, hereto set its signature and seal this 30th day of June, 1995.

Portrait Homes, Inc.


Robert N. Snider, Vice President

07/07/1995-17822
01:21 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 81.50

Inst # 1995-17822

**STATE OF ALABAMA
JEFFERSON COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Robert N. Snider** and whose name as **Vice President of Portrait Homes, 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/she as such officer and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **30th** day of **June, 1995**.


Notary Public
My commission expires: 01/24/99

951128

This instrument prepared by:

- Thomas E. Norton, Jr., Attorney at Law
Second Floor East
Mountain Brook Center
2700 Highway 280 South
Birmingham, AL 35223

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