

THIS INSTRUMENT PREPARED BY:

Send Tax Notice To:

NAME Townes, Woods & Roberts P.C.  
P.O. Box 96  
ADDRESS Gardendale, AL 35071

Lindsay Builders, Inc.

WARRANTY DEED (Without Survivorship) **Alabama Title Co., Inc.**

BIRMINGHAM, ALA

STATE OF ALABAMA }  
JEFFERSON COUNTY }

WITHOUT TITLE OPINION  
KNOW ALL MEN BY THESE PRESENTS:

\$24,000.00  
Set Value

That in consideration of One Dollar and other valuable consideration--(\$1.00)-----Dollar

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marion Bruce Burdette, an unmarried man

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Lindsay Builders, Inc.

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

Lot 13, according to the survey of Chelsea Acres South, First Sector, as recorded in Map Book 15, page 64 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to easements and restrictions of record and subject to current taxes, a lien but not yet payable.

*\$24,000.00 of the purchase price was paid from mortgage loan closed simultaneously herewith.*

Inst # 1995-18458

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07/13/1995-18458  
10:15 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCB 9.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 28<sup>th</sup> day of June, 1995

(Seal) Marion Bruce Burdette (Seal)  
(Seal) (Seal)  
(Seal) (Seal)

STATE OF ALABAMA }  
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Marion Bruce Burdette, an unmarried man whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 28<sup>th</sup> day of JUNE, A. D., 1995

FM#ATC 2

*Magic [Signature]*

*William R. Childress*

EXPIRES: 1-4-98

Notary Public.