

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FOURTEEN THOUSAND NINE HUNDRED & NO/100---- (\$14,900.00) DOLLARS to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I Scott Frederick Buxton (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto G & M Construction (herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 87, Block 1, according to the map of Cahaba Valley Fifth Sector, as recorded in Map Book 6, Page 4, in the Office of the Judge of Probate of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 1025 Ryecroft Circle Pelham, Alabama 35124

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand and seal, this 17th day of July, 1995.

  
\_\_\_\_\_  
Scott Frederick Buxton (SEAL)

STATE OF ALABAMA  
SHELBY COUNTY COUNTY

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby certify that Scott Frederick Buxton 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 17th day of July A.D., 1995

  
\_\_\_\_\_  
Notary Public

COURTNEY H. MASON, JR.  
NOTARY PUBLIC

Inst. # 1995-18982

07/19/1995-18982  
10:17 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 23.50

Inst. # 1995-18982