

95-1856

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

SEND TAX NOTICE TO:

LYNN VEENSCHOTEN
100 CANYON PLACE
PELHAM, AL 35124

Inst # 1995-21836

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of EIGHTY FIVE THOUSAND SEVEN HUNDRED FIFTY and 00/100 (\$85,750.00) DOLLARS to the undersigned grantor, B & S LAND AND DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto LYNN VEENSCHOTEN, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 37, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 19, Page 19, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. TAXES FOR THE YEAR 1995 AND SUBSEQUENT YEARS.
2. 15 FOOT BUILDING LINE AS SHOWN BY RECORDED MAP.
3. RESTRICTIONS AS SHOWN ON RECORDED MAP.
4. RESTRICTIONS APPEARING OF RECORD IN INST. #1994-35220 AND INST. #1995-12825.
5. TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES, TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO.

\$85,429.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND AND DEVELOPMENT, INC., AN ALABAMA CORPORATION, by its PRESIDENT, ALVA BATTLES, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 2ND day of AUGUST, 1995.

08/10/1995-21836
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 11.50

B & S LAND AND DEVELOPMENT, INC.

By: B S Land Dev Inc
ALVA BATTLES, PRESIDENT
Alva Battles

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLES whose name as PRESIDENT of B & S LAND AND DEVELOPMENT, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 2ND day of AUGUST, 1995.

[Signature]
Notary Public

My commission expires: 7/16/98

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SHELBY COUNTY JUDGE OF PROBATE
002 HCB 11.50