

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

BROWN-TURNER, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

STATE OF ALABAMA)

COUNTY OF SHELBY)

SEND TAX NOTICE TO:

W. BRUCE LEITHEAD, III
1025 FOREST MEADOWS DRIVE
BIRMINGHAM, ALABAMA 35242

Inst # 1995-24471

WARRANTY DEED

Know All Men by These Presents: That in consideration of TWO HUNDRED FORTY TWO THOUSAND NINE HUNDRED and 00/100 (\$242,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **RAY BAILEY CONSTRUCTION CO., INC.** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **W. BRUCE LEITHEAD, III, AN UNMARRIED MAN**, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

LOT 23, ACCORDING TO THE FOREST MEADOWS, 1ST SECTOR, AS RECORDED IN MAP BOOK 19, PAGE 80, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995, which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Restrictions, as shown on recorded map.
3. Restrictions appearing of record in Instrument #1995-01881
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Volume 202, Page 211.
5. Notice to the insured is hereby given that the recorded subdivision map as recorded in Map Book 19, Page 80, contains on the face of same a statement pertaining to natural lime sink holes. No liability is assumed hereunder for same.
6. 35 foot building line from Forest Meadows Drive and Forest Meadows Circle; as shown on recorded map.

\$194,320.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, 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 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

09/05/1995-24471
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 60.00

IN WITNESS WHEREOF, the said GRANTOR, **RAY BAILEY CONSTRUCTION CO., INC.**, by its **PRESIDENT, RAY BAILEY** who is authorized to execute this conveyance, has hereunto set its signature and seal, this the **31st** day of **August, 1995**.

RAY BAILEY CONSTRUCTION CO., INC.

By: *Ray Bailey*
RAY BAILEY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that **RAY BAILEY**, whose name as **PRESIDENT** of **RAY BAILEY CONSTRUCTION CO., 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 **31st** day of **August, 1995**.

Janie A. Price
Notary Public

My commission expires: **MY COMMISSION EXPIRES:**
MAY 24, 1998

Inst # 1995-24471

09/05/1995-24471
01:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 60.00