

This instrument was prepared by
(Name) Lamar Ham
(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209
Corporation Form Warranty Deed

Send Tax Notice To: Lillian L. Heffner
name
110 Lenox Drive
address
Birmingham, AL 35242

STATE OF ALABAMA)
COUNTY OF Jefferson)
KNOW ALL MEN BY THESE PRESENTS,
That in consideration of ONE HUNDRED FORTY FIVE THOUSAND AND NO/100-----
-----DOLLARS (\$145,000.00)
to the undersigned grantor, Regency Development, Inc. a corporation
(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto Lillian L. Heffner, an unmarried
woman
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, AL
to-wit:

Lot 36, according to the Survey of Lenox Place Phase One, as recorded in Map
Book 19, Page 44, in the Probate Office of Shelby County, Alabama.
Subject to current taxes, easements, covenants, restrictions and rights of way
of record, mineral and mining rights.
\$ 110,000.00 of the purchase price was provided by a mortgage loan closed
simultaneously herewith.

1995-24532
09/06/1995-24532
09:46 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 43.50

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 encum-
brances, 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 the 25th day of August, 1995.

ATTEST: Regency Development, Inc.
By Charles G. Arcara
Charles G. Arcara, Vice-President
STATE OF Alabama)
COUNTY OF Jefferson)
I, Lamar Ham a Notary Public in and for said County, in said State,
hereby certify that Charles G. Arcara
whose name as Vice-President of Regency 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, as such officer and with full authority, executed the same voluntarily for
and as the act of said corporation.

Given under my hand and official seal, this the 25th day of August, 1995
MY COMMISSION EXPIRES NOVEMBER 9, 1997
Notary Public