

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
SPRATLIN CONSTRUCTION CO.,
INC.
10 Sweet Gum Lane
Chelsea, AL 35043

STATE OF ALABAMA}
SHELBY COUNTY}

General Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWENTY-SIX THOUSAND FIVE HUNDRED DOLLARS AND No/100's (\$26,500.00)** to the undersigned GRANTOR (whether one or more), in hand paid by the GRANTEE herein, the receipt of whereof is acknowledged, **YELLOWLEAF ESTATES, INC.**, a corporation, (herein referred to as GRANTOR, whether one or more) do grant, bargain, sell, and convey unto **SPRATLIN CONSTRUCTION CO., INC.** (herein referred to as GRANTEE, whether one or more) the following described real estate, situated in **SHELBY County, Alabama**:

Lot 35, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

Ad valorem taxes for 1995 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1995.

Existing covenants and restrictions acknowledged by GRANTEE, easements, building lines and limitations of record.

All of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said GRANTEE its successors and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE its successors 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 GRANTEE, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 30th day of August, 1995.

YELLOWLEAF ESTATES, INC.

By 
William F. Spratlin
Its President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that, William F. Spratlin, whose name as President of YELLOWLEAF ESTATES, 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 seal of office this 30th day of August, 1995.

My Commission Expires: 5/29/99

09/12/1995 02:39 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

Inst # 1995-25343

CLAYTON T. SWEENEY, ATTORNEY AT LAW