

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

SEND TAX NOTICE TO:
MICHAEL C. HERFURTH

40 Sweet Gum Lane
Chelsea, AL 35043

STATE OF ALABAMA}
SHELBY COUNTY}

Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED FIFTY-SIX THOUSAND DOLLARS AND NO/100's (\$156,000.00) to the undersigned grantor or grantors, SPRATLIN CONSTRUCTION COMPANY, INC., an Alabama corporation, (herein referred to as Grantors, whether one or more), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTORS do grant, bargain, sell, and convey unto MICHAEL C. HERFURTH (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 4, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127 in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1995 and subsequent years not yet due and payable until October 1, 1995.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$148,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 GRANTEES, their heirs and assigns, that I am/we are lawfully seized in fee simple of said premises; that the 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, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I/we have hereto set my/our hand(s) and seal(s), this the 3rd day of October, 1995.

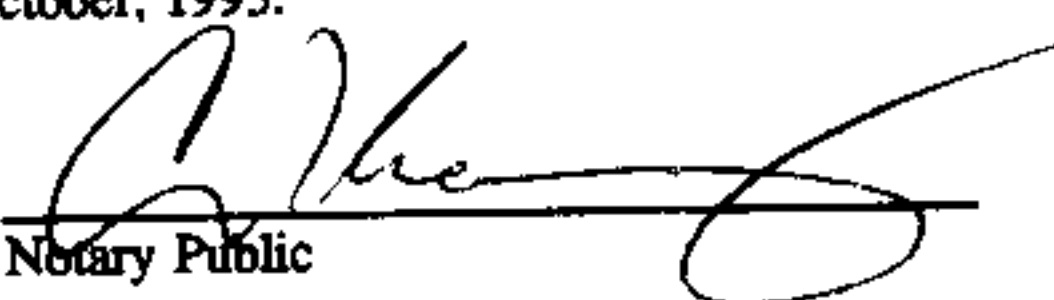
SPRATLIN CONSTRUCTION COMPANY, INC.

by 
William F. Spratlin, 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 SPRATLIN CONSTRUCTION COMPANY, 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 3rd day of October, 1995.


Notary Public

My Commission Expires: 5/29/99

Inst # 1995-28752

10/11/1995-28752
08:55 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NCD 16.50

CLAYTON T. SWEENEY, ATTORNEY AT LAW

Inst # 1995-28752