

Send Tax Notice to:
Raul A. Castillo
124 126 Canyon Place
Pelham, AL 35124

This Instrument Prepared By:

Damon P. Denney
Spain & Gillon
2117 Second Avenue North
Birmingham, Alabama 35203

A 13

Raul A. Castillo

Inst # 1995-29364

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

10/16/1995-29364
10:13 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 16.00

KNOW ALL MEN BY THESE PRESENTS, Than in consideration of the sum of NINETY TWO THOUSAND EIGHT HUNDRED AND 00/100 DOLLARS (\$92,800.00) to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged, the undersigned, B & S LAND DEVELOPMENT, INC., does grant, bargain, sell and convey unto RAUL A. CASTILLO (herein referred to as Grantee), the following described property to wit:

Lot 49, according to the Survey of Canyon Park Townhomes, as recorded in Map Book 18, Page 19, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 1995 ad valorem taxes.
2. Existing easements, restrictions, set back lines, limitations, if any, of record.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns, forever.

And the undersigned does for itself and for its successors,

Inst # 1995-29364

and assigns covenant with the said Grantee, his heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set its hands and seals this the 29th day of September, 1995.

B & S LAND AND DEVELOPMENT,
INC.

BY: Alva Battle Pres
Its: Pres

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Alva Battle whose name as President of B & S Land and Development, Inc. 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 and as the act of said corporation.

Given under my hand and official seal this 29th day of September, 1995.

Gabbie L. Robinson
Notary Public
My Commission Expires:

MY COMMISSION EXPIRES SEPTEMBER 6, 1998

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