

This Instrument Was Prepared By:
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Attorneys-at-Law
214 Lorna Square
Birmingham, Alabama 35216

STATE OF ALABAMA
COUNTY OF JEFFERSON

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of TWENTY FIVE THOUSAND DOLLARS AND 00 CENTS (US\$25,000.00) Dollars to the undersigned GRANTORS in hand paid by the GRANTEE herein, the receipt of which is hereby acknowledged, Harry de la Torre and wife, Nelda de la Torre, (hereinafter referred to as GRANTORS), do hereby grant, bargain, sell and convey unto Jeff Owen Construction Company, Inc., (hereinafter referred to as GRANTEE), the following described real estate situated in the County of Jefferson and State of Alabama, to-wit:

Lot 7, Parkside Subdivision, according to the Parkside Subdivision Survey, as recorded in Map Book 7, Page 136, in the Probate Office of Shelby County, Alabama; situated in the SE 1/4 Section 22, Township 19 South, Range 2 West, Shelby County, Alabama.

Note: This is not homestead property of the Grantors as defined in Code of Alabama §6-10-3.

Note: \$119,920.00 of the above purchase price is in the form of a mortgage in favor of American Founders Life Insurance Company, Inc., executed and recorded simultaneously herewith.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Jefferson County, Alabama.

TO HAVE AND TO HOLD all and singular, the above mentioned and described premises, together with the appurtenances, unto the said GRANTEE, his heirs and assigns forever. And said GRANTOR do for themselves, their heirs and assigns, covenant with the said GRANTEE, his heirs and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above, that he is entitled to the immediate possession thereof; that they have a good right to sell and convey the same as aforesaid; that they will and their heirs 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, we have hereunto set our hands and seals on this the 31 day of October, 1995.


Harry de la Torre


Nelda de la Torre

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a notary public in and for said county in said state, hereby certify that Harry de la Torre and wife, Nelda de la Torre, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 31st day of October, 1995.


Notary Public

My Commission Expires: 04/23/96

11/06/1995-31945

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10:44 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

1995-31945