

This instrument was prepared by

Courtney Mason & Associates PC  
1904 Indian Lake Drive, Ste 100  
Birmingham, Alabama 35244

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

Inst # 1995-33736

That in consideration of TWO HUNDRED TWENTY THOUSAND & NO/100---- (\$220,000.00) DOLLARS to the undersigned grantor, Gary Franklin Construction Company a corporation, (herein referred to as the 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 Sandra K. Mannschreck, a single individual (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 2907, according to the Survey of Riverchase Country Club, 29th Addition, as recorded in Map Book 18, Page 123, in the Probate Office of Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

\$165,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 908 Sycamore Drive Birmingham, Alabama 35244

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 encumbrances, 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, Richard K. Nelson, who is authorized to execute this conveyance, hereto set its signature and seal, this the 22nd day of November, 1995.

Gary Franklin Construction Company  
By: Richard K. Nelson  
Richard K. Nelson, Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY COUNTY

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said state, hereby certify that Richard K. Nelson whose name as the Vice President of Gary Franklin Construction, 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 22nd day of November, 1995

COURTNEY H. MASON, JR.  
MY COMMISSION EXPIRES  
3/5/99

Notary Public  
Inst # 1995-33736

11/27/1995-33736  
09:09 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 63.50