



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Martin, Drummond & Woosley, P.C.
 2204 Lakeshore Drive, Suite 130
 (Address) Birmingham, Alabama 35209

Corporation Form Warranty Deed

STATE OF ALABAMA
 COUNTY OF Shelby

value \$30,000.00
 KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten Dollars and other good & valuable consideration DOLLARS
 to the undersigned grantor, Yellowleaf Estates, Inc. a corporation

(herein referred to as 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 McGinnis Construction, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County

Lot 30, according to the Survey of Yellowleaf Ridge Estates, as recorded in Map Book 18, Page 127, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

Inst # 1995-34375

12/01/1995-34375
 09:13 AM CERTIFIED
 SHELBY COUNTY JUDGE OF PROBATE
 001 MCD 38.50

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, 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, 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, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 29th day of November, 19 95.

ATTEST:

Yellowleaf Estates, Inc.

By

Rodney McKinnis

President

Secretary

STATE OF Alabama
 COUNTY OF Jefferson

I, Hubert E. Rawson, Jr.

a Notary Public in and for said County, in said State,

hereby certify that Rodney McKinnis

whose name as Vice 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 official seal, this the 29th day of November, 19 95

Hubert E. Rawson, Jr.
 Notary Public

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