

This form furnished by: **Cahaba Title, Inc.**

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This instrument was prepared by:

(Name) Courtney Mason & Associates, P.C.
(Address) 1904 Indian Lake Drive, Suite 100
Birmingham, Alabama 35244

Send Tax Notice to:

(Name) Landrum Builders, Inc.
(Address) 201 Alamosa Drive
Montevallo, Alabama 35115

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifteen Thousand and NO/100ths (\$15,000.00) DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,
Ronny Landrum d/b/a Landrum Builders
(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto
Landrum Builders, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 29, according to the survey of Spring Gate, Sector One, Phase Two,
as recorded in Map Book 18 page 148 in the Office of the Judge of Probate
of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, right of way, taxes and building
setback lines, if any, of record.

Subject property does not constitute the homestead of the Grantor herein, as
defined by the Code of Alabama.

Inst # 1995-36358

12/19/1995-36358
11:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 23.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have 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 grantee, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th
day of December, 19 95.

(Seal)

(Seal)

(Seal)

Ronny Landrum (Seal)
Ronny Landrum d/b/a Landrum Builders

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, Courtney H. Mason, Jr., a Notary Public in and for said County, in said State, hereby
certify that Ronny Landrum d/b/a Landrum Builders, whose name(s) is signed to the
foregoing conveyance, and who is known to me, acknowledged before me on this 14th day that, being informed of the contents of the
conveyance, he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 14th day of December, 19 95.

3/5/99

COURTNEY H. MASON, JR.
MY COMMISSION EXPIRES

My Commission Expires:

3/5/99

Notary Public