



JEFFERSON TITLE CORPORATION

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

This instrument was prepared by

(Name) SUMMEY B. HIGGINS, JR.

(Address) 2232 CAHABA VALLEY DRIVE  
BIRMINGHAM, ALABAMA 35242

Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWENTY-FIVE THOUSAND FIVE HUNDRED (\$25,500.00) 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 COMPANY, INC.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in CHELSEA, ALABAMA, IN SHELBY COUNTY, ALABAMA, TO-WIT:

LOT 3, ACCORDING TO THE SURVEY OF YELLOWLEAF RIDGE ESTATES, AS RECORDED IN MAP BOOK 18, PAGE 127, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. SITUATED IN SHELBY COUNTY, ALABAMA.

MINERAL AND MINING RIGHTS EXCEPTED.

SUBJECT TO TAXES FOR 1995.

SUBJECT TO RESTRICTIONS, BUILDING LINES, EASEMENTS AND COVENANTS OF RECORD.

1995-36399

12/19/1995-36399  
03:17 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 34.00

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 SEC./TREAS., DONALD M. ACTON, ~~XXXXXX~~ who is authorized to execute this conveyance, hereto set its signature and seal,

this the 6TH day of DECEMBER, 1995.

ATTEST:

Secretary

By

Donald M. Acton

SEC./TREAS.

~~XXXXXX~~

STATE OF ALABAMA  
COUNTY OF SHELBY

I,

SUMMEY B. HIGGINS, JR.

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

hereby certify that DONALD M. ACTON

whose name as SEC./TREAS. ~~XXXXXX~~ 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 6TH day of DECEMBER, 1995,

Summey B. Higgins Jr.

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Mar. 21, 1997.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.