

915-2077

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JUDITH K. RHOADS
119 CREDEN PLACE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY TWO THOUSAND FIVE HUNDRED and 00/100 (\$132,500.00) DOLLARS to the undersigned grantor, BILL'S CONTRACTING SERVICE, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto JUDITH K. RHOADS, A SINGLE PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 308, ACCORDING TO THE SURVEY OF WEATHERLY, CREDENHILL, SECTOR 21, AS RECORDED IN MAP BOOK 20, PAGE 7, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

MINERALS AND MINING RIGHTS EXCEPTED.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1995 which constitutes a lien but are not yet due and payable until October 1, 1996.
2. Restrictions, easements and building line as shown on recorded map.
3. Non-exclusive perpetual easement for ingress, egress and utilities as recorded in Inst. #1993-37546, Inst. #1993-39916 and Inst. #1993-40411.

\$75,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., by its PRESIDENT, WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 20th day of December, 1995.

12/28/1995-37161
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 68.50

Inst # 1995-37161

BILL'S CONTRACTING SERVICE, INC.

By:

William D. Murray, Pres
WILLIAM D. MURRAY, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that WILLIAM D. MURRAY, whose name as PRESIDENT of BILL'S CONTRACTING SERVICE, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 20th day of December, 1995.

Ante R. C.
Notary Public

My commission expires:

7/16/98

Inst # 1995-37161

12/28/1995-37161
02:56 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 68.50