

This instrument was prepared by:  
(Name) S. KENT STEWART/STEWART-DAVIS, P.C.  
(Address) 3800 Colonnade Parkway, Suite 650  
Birmingham, Alabama 35243

Send Tax Notice to:  
(Name) Joey Pitts  
(Address) 141 King James Court  
Alabaster, Alabama 35007

**CORPORATION FORM WARRANTY DEED**

**STATE OF ALABAMA**

SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of ONE HUNDRED TWELVE THOUSAND SIX HUNDRED AND NO/100-----DOLLARS  
(\$112,600.00)  
to the undersigned grantor, L & A Homes, 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

JOEY PITTS,

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

Lot 38, according to Survey of Spring Gate, Sector I, 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.

(\$78,820.00 of the purchase price was paid from a mortgage loan closed simultaneously with delivery of this deed.)

**Inst # 1996-01760**

**01/18/1996-01760  
10:10 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCO 42.50**

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors 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 against the lawful claims of all persons.

**IN WITNESS WHEREOF,** the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 9th day of January, 19 96

ATTEST:

L & A HOMES, INC.

By [Signature] (Seal)  
President

Secretary

**STATE OF ALABAMA**

JEFFERSON County }

I, the undersigned,

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

hereby certify that

whose name as President of L & A HOMES, 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)(she), 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 9th day of January, 19 96

[Signature]  
Notary Public

1996-01760