

(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

GWEN JACKSON
118 CREDEN PLACE
ALABASTER, AL 35007

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1996-03706

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THIRTY NINE THOUSAND and 00/100 (\$139,000.00) 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 GWEN JACKSON, A SINGLE WOMAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 301, 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. 20 foot building line as shown on recorded map.
3. 10 foot easement on rear of lot as shown on recorded map.
4. Restrictions as shown on recorded map.
5. Restrictions appearing of record in Inst. #1995-15694.
6. Non-exclusive easement for ingress, egress and public utilities as recorded in Inst. #1993-37546, Inst. #1993-39916, Inst. #1993-39001 and Inst. #1993-40411.

\$111,200.00 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.

02/05/1996-03706
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 39.00

IN WITNESS WHEREOF, the said GRANTOR, BILL'S CONTRACTING SERVICE, INC., by its , WILLIAM D. MURRAY who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of January, 1996.

BILL'S CONTRACTING SERVICE, INC.

By: William D. Murray
WILLIAM D. MURRAY

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 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 31st day of January, 1996.

Robert S. Red
Notary Public

My commission expires: 7/16/98

Inst # 1996-03706

02/05/1996-03706
01:28 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCO 39.00