

This instrument was prepared by

Courtney Mason & Associates PC
1904 Indian Lake Drive, Ste 100
Birmingham, Alabama 35244

Inst # 1996-04247

CORPORATION FORM WARRANTY DEED

02/09/1996-04247
09:29 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 SNA 120.50

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED TWENTY THOUSAND & NO/100---- (\$120,000.00) DOLLARS to the undersigned grantor, Calvin Reid Construction Company Inc. a corporation, (herein referred to as the 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 Laura Ann Patterson (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 3524, according to the Survey of Riverchase Country Club, 35th Addition, as recorded in Map Book 16 page 113 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, current taxes, restrictions, set-back lines and rights of way, if any, of record.

GRANTEES' ADDRESS: 4008 Water Willow Lane, Hoover, AL 35244

GRANTEE AGREES TO RECONVEY THIS PROPERTY TO GRANTOR FOR THE ORIGINAL PURCHASE PRICE, FREE OF ALL LIENS IN THE EVENT GRANTOR AND GRANTEE HAVE NOT FINALIZED PLANS FOR THE CONSTRUCTION OF A RESIDENCE ON OR BEFORE DECEMBER 31, 1997. ONLY GRANTOR MAY CONSTRUCT A HOUSE ON THE PROPERTY UNLESS GRANTOR RELEASES THIS REQUIREMENT BY EXECUTING A QUIT CLAIM DEED RELEASING THIS RESERVATION IN GRANTEE'S TITLE.

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, 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 President, Dennis C. Reid, who is authorized to execute this conveyance, hereto set its signature and seal, this the 6th day of February, 1996.

Calvin Reid Construction Company Inc.
By: Dennis C. Reid
Dennis C. Reid, President

STATE OF ALABAMA
COUNTY OF SHELBY COUNTY

I, the undersigned, a Notary Public in and for said County, in said state, hereby certify that Dennis C. Reid whose name as the President of Calvin Reid Construction Company, 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 February, 1996

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2/20/99

Peggy I. Murphree
Notary Public
2-20-99