

Prepared without benefit of survey or title insurance. Attorney makes no certification as to legal description or title to property.

Send Tax Notice To:
M. A. L. Development, Inc.

This instrument was prepared by:
Stephen B. Griffin
Griffin, Allison, May, Alvis & Fuhrmeister
P. O. Box 380275
Birmingham, AL 35238

Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

Inst # 1996-04307
02/09/1996-04307
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 62.50

THAT IN CONSIDERATION OF Fifty One Thousand Five Hundred Dollars and 00/100 (\$51,500.00) to the undersigned Grantors in hand paid by the Grantees herein, the receipt of which is hereby acknowledged, **M & J Builders, Inc., a corporation**, (herein referred to as Grantors, whether one or more) do grant, bargain, sell and convey unto **M. A. L. Development, Inc., a corporation** (herein referred to as Grantees, whether one or more) in fee simple together with every contingent remainder and right of reversion, the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 20, according to the Survey of Forest Meadows, 1st Sector, as recorded n Map Book 19 page 80 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of ways, limitations, if any, of record.

NOTE: This property does not constitute the homestead of the Grantor.

TO HAVE AND TO HOLD unto the said Grantee its heirs and assigns, forever in fee simple forever, together with every contingent remainder and right of reversion.

And I do for myself and for my heirs, executors, and administrators covenant with said Grantees, their heirs and assigns, that we are lawfully seized in fee simple of said premises, that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that I will and my heirs, executors and administrators shall, warrant and defend the same to the said Grantees, their heirs, and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said grantor by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this 9th day of February, 1996.

BY: Michael F Zito
Its

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Michael F Zito, as _____ of M & J Builders, 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 9 day of Feb, 1996.

Martha G McBe
Notary Public

MY COMMISSION EXPIRES MARCH 6, 1997

My commission expires: _____

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