

This instrument was prepared by

(Name) DAVID F. OVSON, Attorney at Law
728 Shades Creek Parkway, Suite 120
(Address) Birmingham, Alabama 35209

SEND TAX NOTICE TO:
A. M. S. GROUP, INC.

112 Trade Center Drive
Birmingham, AL 35244

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF JEFFERSON)

That in consideration of Seventy-Five Thousand and NO/100 (\$75,000.00)-----DOLLARS,

to the undersigned grantor, SAVANNAH DEVELOPMENT, 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 A. M. S. GROUP, INC.

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

Lot 14-A, according to the Survey of Riverchase Trade Center, First Addition, being a resurvey of Lot 14, Riverchase Trade Center and a part of the SE 1/4 of SE 1/4 of Section 25, Township 19 South, Range 3 West, as recorded in Map Book 15, page 99, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes for the year 1996, which are a lien, but not yet due and payable until October 1, 1996.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$67,500.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

Inst # 1996-14783

05/06/1996-14783
02:30 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 16.00

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, 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 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 authorized to execute this conveyance, hereto set its signature and seal.

President, w. a. d.

this the 23rd day of April, 1996

ATTEST:

SAVANNAH DEVELOPMENT, INC.

Secretary

By

Susan G. Tucker

President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, David F. Ovson

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

hereby certify that Susan G. Tucker

whose name as President of SAVANNAH DEVELOPMENT, 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 23rd day of April, 1996

NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: APR. 27, 1996
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public