

THIS INSTRUMENT PREPARED BY:
JAMES R. MONCUS, JR.
Attorney at Law
1318 Alford Avenue, Suite 102
Birmingham, Alabama 35226

SEND TAX NOTICE TO:

Crayton Patterson, Jr.
d/b/a Patterson Homebuilders

Inst # 1996-31904

STATUTORY WARRANTY DEED

STATE OF ALABAMA)

JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Thirty-Eight Thousand Five Hundred and no/100 Dollars (\$38,500.00) to the undersigned Grantor

ABM DEVELOPERS, L.L.C.

an Alabama Limited Liability Company (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

CRAYTON PATTERSON, JR. D/B/A PATTERSON HOMEBUILDERS

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

Lot 35, according to the Amended Map of Rushing Parc Sector Two, as recorded in Map Book 20, Page 33, in the Probate Office of Shelby County, Alabama.

The conveyance of this property is made subject to the following exceptions:

- (i) Mineral and mining rights not owned by the Grantor;
- (ii) Easements, Rights-of-Way, set back lines and building lines of record;
- (iii) Declaration of Protective Covenants for Rushing Parc Subdivision as recorded in Instrument #1994-32093 in the Probate Office of Shelby County, Alabama.

Grantee(s) hereby acknowledge acceptance of a copy of those protective covenants referred to in paragraph (iii) above and do hereby covenant and agree to abide by all provisions thereof.


GRANTEE
CRAYTON PATTERSON, JR.
D/B/A PATTERSON HOMEBUILDERS

GRANTEE

Inst # 1996-31904

09/27/1996-31904
09:09 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00

And the Grantor will warrant and defend the right and title to the above described property into the Grantee against the claims of the Grantor and all persons claiming by, through or under Grantor, but not against the claims of any others.

IN WITNESS WHEREOF, the Grantor, by its duly authorized Managing Partner, **JOSEPH P. MCCORMICK**, has signed and sealed this Deed on this the 20th day of September, 1996. Said Managing Partner warrants and represents that it is duly authorized under its Operating Agreement and pursuant to a formal resolution of the company to execute and deliver this deed to the Grantee on behalf of the Grantor.

ABM DEVELOPERS, L.L.C.

BY: 
JOSEPH P. MCCORMICK
ITS MANAGING PARTNER

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that **Joseph P. McCormick**, whose name as Managing Partner of **ABM DEVELOPERS, L.L.C.**, an Alabama Limited Liability Company, and whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such Managing Partner, and with full authority, executed the same voluntarily for and as the act for said Company.

Given under my hand and official seal this the 20th day of September, 1996.



Notary Public

My Commission Expires: 2/23/96

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