

This form furnished by: **Cahaba Title, Inc.**

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Courtney Mason & Assoc. PC
(Address) PO BOX 360187
Birmingham, AL 35236-0187

Send Tax Notice to:

(Name) Denman Construction Company, Inc.
(Address) 2162 Highway 31 South
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty Three Thousand and no/100ths-----\$53,000.00 DOLLARS
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt of which is hereby acknowledged, I or we,

John Troy Howard, a married man

(herein referred to as grantor, whether one or more), do grant, bargain, sell and convey unto

Denman Construction Company, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 20, according to the Survey of Forest Meadows, 1st Sector as recorded
in 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, current taxes, restrictions, set-back lines and
rights of way, if any, of record.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY OF THE GRANTOR OR THE GRANTOR'S WIFE
AS DEFINED BY THE CODE OF ALABAMA.

ALL OF THE ABOVE RECITED CONSIDERATION WAS PAID FROM A MORTGAGE RECORDED
SIMULTANEOUSLY HERewith.

Inst # 1996-32378

10/01/1996-32378
11:27 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

THE PREPARER OF THIS DOCUMENT HAS NOT
EXAMINED TITLE TO THE PROPERTY DESCRIBED
HEREIN AND MAKES NO CERTIFICATION AS TO TITLE.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, or its successors and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their
heirs and assigns, or its successors and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all
encumbrances, unless otherwise stated above; that I (we) have good right to sell and convey the same as aforesaid; that I (we) will, and my (our)
heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns, or its successors
and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 5th
day of August, 19 96.

(Seal)

John Troy Howard
(Seal)

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Shelby

County

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby
certify that John Troy Howard, a married man, whose name(s) 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 5th day of August, 19 96.

My Commission Expires: 2-20-97

PEGGY I. MURPHREE
MY COMMISSION EXPIRES
2-20-97

Notary Public

Inst # 1996-32378