

This instrument was prepared by

Send Tax Notice To: JANICE E. CLARK

(Name) GENE W. GRAY, JR.

name

5032 EAGLE CREST ROAD

address

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35242

Corporation Form Warranty Deed

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN AND NO/100-----
-----DOLLARS (\$10.00)

to the undersigned grantor, MEGA BUILDERS, 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 JANICE E. CLARK

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 540 ACCORDING TO THE SURVEY OF EAGLE POINT, 5TH SECTOR AS RECORDED IN MAP BOOK 18, PAGE 138 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA. MINERALS AND MINING RIGHTS EXCEPTED

SUBJECT TO:

ADVALOREM TAXES DUE OCTOBER 1, 1997 AND THEREAFTER

RESTRICTIONS IN INST# 1994/26089

TRANSMISSION LINE PERMIT TO ALABAMA POWER COMPANY IN DEED BOOK 211 PAGE 450 BUILDING SET BACK LINE, RESTRICTIONS, EASEMENTS AND RELEASE OF DAMAGES AS TO LIMESTONE FORMATIONS, SINKHOLES AND SOIL CONDITIONS SET OUT ON RECORD MAP.

TITLE TO ALL MINERALS WITHIN AND UNDERLYING THE PREMISES TOGETHER WITH ALL MINING RIGHTS AND OTHER RIGHTS, PRIVILEGES AND IMMUNITIES RELATING THERETO

RELATING THERETO IN INST# 1994-7799

RELEASE OF DAMAGES IN INST# 1993/3817

ALL OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

01/03/1997-00192
08:42 AM CERTIFIED
SHELBY COUNTY CLERK OF PROBATE

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 PRESIDENT who is authorized to execute this conveyance, hereto set its signature and seal,

this the 13th day of December, 1996

ATTEST:

MEGA BUILDERS, INC

By ROBERT L. CLARK, PRESIDENT

STATE OF ALABAMA)
COUNTY OF Jefferson)

I, GENE W. GRAY, JR.

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

hereby certify that ROBERT L. CLARK

whose name as PRESIDENT of MEGA 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 13th day of December, 1996

Notary Public