

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:
DAVID R. PAINTER

100 Shelby Forest Road
Chelsea, AL 35043

STATE OF ALABAMA}
SHELBY COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED THIRTY-NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100's (\$139,500.00) to the undersigned grantor, SPRATLIN CONSTRUCTION COMPANY, INC., a corporation, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell, and convey unto DAVID R. PAINTER (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 1, according to the Map of Shelby Forest Estates, as recorded in Map Book 21, Page 117 A & B, in the Probate Office of Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1997 and subsequent years not yet due and payable until October 1, 1997.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$132,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that i am/we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I/we have a 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 GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, William F. Spratlin, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 28th day of February, 1997.

SPRATLIN CONSTRUCTION COMPANY, INC.

By: William F. Spratlin
William F. Spratlin
President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that William F. Spratlin, whose name as President of SPRATLIN CONSTRUCTION COMPANY, 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 28th day of February, 1997.

Notary Public

My Commission Expires: 5/29/99

Inst # 1997-07300

03/10/1997-07300
10:35 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 HCU 15.50

Inst # 1997-07300

CLAYTON T. SWEENEY, ATTORNEY AT LAW