

CORPORATION WARRANTY DEED

STATE OF ALABAMA)
JEFFERSON COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of TWENTY FOUR THOUSAND FIVE HUNDRED and no/100 DOLLARS (\$24,500.00) to the undersigned grantor, DOBBS REALTY AND DEVELOPMENT COMPANY, INC., an Alabama Corporation, (hereinafter "grantor"), in hand paid by the grantee herein, the receipt whereof is acknowledged, grantor, does grant, bargain, sell and convey unto STEVAN O. SAUNDERS AND LYNN B. SAUNDERS ("grantee"), as joint tenants with right of survivorship all of its interest in the following described real estate, situated in SHELBY County, Alabama:

Lot 58, according to the Survey of Countryside at Chelsea, Third Sector, as recorded in Map Book 12, Page 84, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to current taxes, all matters of public record including but not limited to easements, restrictions of record and other matters which may be viewed by observation. Mining and mineral rights excepted. 1997 taxes are currently a lien but are not yet due and payable.

To have and to hold unto the said grantee, their heirs and assigns, forever. And grantor does, for itself and for its successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns 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, HOMER L. DOBBS, SR., President, of said DOBBS REALTY AND DEVELOPMENT COMPANY, INC. who is duly authorized to sign the same, has hereunto set their hand and seal this 14th day of April, 1997.



HOMER L. DOBBS, PRESIDENT
DOBBS REALTY AND DEVELOPMENT COMPANY, INC.

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, MARK E. TIPPINS, the undersigned Notary Public, in and for said County in said State, hereby certify that HOMER L. DOBBS, SR., President of DOBBS REALTY AND DEVELOPMENT COMPANY, INC., and whose name is signed to the foregoing instrument and who is known to me, being informed of the contents of the conveyance, he executed the same voluntarily for and as the act of DOBBS REALTY AND DEVELOPMENT COMPANY, INC. with full authority to do so, on the day the same bears date.



Mark E. Tippins, Notary Public

My commission expires: 7-23-1997.

Prepared by: Mark E. Tippins, Attorney, 4 Office Park Circle, Suite 215, Birmingham, AL. 35223.
Send Tax Notice to: Stevan O. Saunders, 224 Ash Circle, Trussville, AL 35173

04/16/1997-11730
11:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MEL 33.00

Inst # 1997-11730