



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

Inst # 1997-11973

(Name) J. Steven Mobley, Esquire
 2126 Morris Avenue
 (Address) Birmingham, Alabama 35203

Corporation Form Warranty Deed

STATE OF ALABAMA
 COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Two Hundred Twenty-Five Thousand Three Hundred Twenty-One and 41/100 (\$225,321.41)

to the undersigned grantor,

a corporation

MOBLEY DEVELOPMENT, INC.

(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

SHERYL BERZETTE

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

SEE ATTACHED EXHIBIT "A" FOR A COMPLETE DESCRIPTION OF THE LANDS HEREIN CONVEYED.

The above property is subject to all easements and rights-of-ways of record in the Probate Office of Shelby County, Alabama; also subject to mineral and mining rights not owned by grantor; also subject to real property taxes for the year 1997 which are a lien on the property but not yet due and payable.

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

President, who is

this the 19th day of February, 19 97

ATTEST:

MOBLEY DEVELOPMENT, INC.

 Secretary

By

J. Steven Mobley
 J. STEVEN MOBLEY President

STATE OF ALABAMA
 COUNTY OF SHELBY

I, Kenneth W. Walker

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

hereby certify that J. Steven Mobley, Esquire

whose name as President of MOBLEY DEVELOPMENT, 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 19th day of February, 19 97

Kenneth W. Walker
 Notary Public

EXHIBIT "A"

Lots 1 through 20, according to the survey of Aaron Parc, as recorded in Map Book 22, Page 40, in the Probate Office of Shelby County, Alabama.

This conveyance is made subject to any and all restrictions, reservations, covenants, easements, and rights of way, if any, heretofore imposed of record affecting said property and municipal zoning ordinances now or hereafter becoming applicable, and taxes or assessments now or hereafter becoming due against said property.

February 19, 1997

Inst # 1997-11973

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04/17/1997-11973
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