

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

SEND TAX NOTICE TO:
NANCY P. DAVENPORT

100 Pin Oak Drive
Chelsea, AL 35043

STATE OF ALABAMA)
SHELBY COUNTY)

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of ONE HUNDRED NINETY-EIGHT THOUSAND EIGHT HUNDRED THIRTEEN DOLLARS AND NO/100's (\$198,813.00) to the undersigned grantor, MCGINNIS CONSTRUCTION COMPANY, 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 NANCY P. DAVENPORT (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 240, according to the Survey of Yellowleaf Ridge Estates, Second Sector, as recorded in Map Book 21, Page 93 A, B and C, 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.

\$75,000.00 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, Rodney McGinnis, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 17th day of April, 1997.

MCGINNIS CONSTRUCTION COMPANY,
INC.

By: Rodney McGinnis
Rodney McGinnis
President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Rodney McGinnis, whose name as President of MCGINNIS 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 17th day of April, 1997.

[Signature]
Notary Public

My Commission Expires: 5-29-99

Inst # 1997-12369

04/21/1997-12369
02:23 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 NC3 122.50

Inst # 1997-12369

CLAYTON T. SWEENEY, ATTORNEY AT LAW