

## LAND TITLE COMPANY OF ALABAMA

SEND TAX NOTICE TO:

RENEE NICHOLE BAHR

1700 Wingfield Circle  
Birmingham, AL 35242

This instrument was prepared by  
David F. Ovson, Attorney at Law  
(Name) Lange, Simpson, Robinson & Somerville  
728 Shades Creek Parkway, Suite 120  
(Address) Birmingham, Alabama 35209  
CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-Eight Thousand and No/100 (\$38,000.00) Dollars

to the undersigned grantor, SAVANNAH DEVELOPMENT, 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

RENEE NICHOLE BAHR

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

Lot 13, according to the Survey of High Hampton, Sector 3, as recorded in Map Book 22,  
page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama. Mineral and mining rights excepted.

SUBJECT TO: 1) Ad valorem taxes for the year 1997, which are a lien, but not yet due  
and payable until October 1, 1997. 2) Building setback line of 35 feet reserved from  
Hampton Lane as shown by plat. 3) Agreement and grant of easement as set out as Inst.  
No. 1994-6147 with easement designation as Inst. No. 1994-13983 with rights of others  
to use thereof. 4) Restrictions, limitations and conditions as set out on Map Book  
22, page 65 and Map Book 22, page 8. 5) Restrictions, covenants and conditions as  
shown by instruments recorded as Inst. No. 1996-41129. 6) Easements as shown by  
recorded plat, including a 35 foot Alabama Power Company easement on the Northeasterly  
side of lot. 7) Title to all minerals within and underlying the premises, together  
with all mining rights and other rights, privileges and immunities relating thereto,  
including rights set out Inst. No. 1993-41699.

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 rights 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, Susan G. Tucker  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the  
26th day of June, 1997.

ATTEST:

SAVANNAH DEVELOPMENT, INC.

Secretary

President

STATE OF ALABAMA  
COUNTY OF JEFFERSON

I, David F. Ovson, a Notary Public in and for said County in said State, hereby  
certify that Susan G. Tucker  
whose name as President of SAVANNAH 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 the act of said corporation,

Given under my hand and official seal, this the 26th day of June 19 97

NOTARY PUBLIC STATE OF ALABAMA AT LARGE  
MY COMMISSION EXPIRES: Aug. 27, 2000.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

Notary Public

07/09/1997-21430  
09:35 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 46.50

Inst # 1997-21430