

This Instrument Prepared By:
James F. Burford, III
Attorney at Law
Suite 200-A, 100 Vestavia Office Park
Birmingham, Alabama 35216

Lot value 18,500.00
Send Tax Notice To:

WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, I, ROBBIE SUMNERS (herein referred to as Grantor, whether one or more), grant, bargain, sell and convey unto BRANTLEY HOMES, INC. (herein referred to as Grantee, whether one or more), in the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the Map of Berryhill, Second Sector, as recorded in Map Book 14, Page 76 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above recited consideration was paid from a Mortgage loan closed simultaneously herewith.

SUBJECT TO: (1) Taxes due in the year 1997 and thereafter; (2) Building setback line of 30 feet reserved from Berryhill Drive as shown by plat; (3) Public easements as shown by recorded plat, including 20 foot easement along the Easterly side, a 10 foot along the Southerly side and a 20 foot running through the rear of lot; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded Real 347, Page 231 in Probate Office; (5) Restrictions, limitations and conditions as set out in Map Book 14, Page 76; and (6) Right of Way granted to Alabaster Gas & Water Board as set out in Deed 278, Page 391 in Probate Office.

TO HAVE AND TO HOLD to the said Grantee, her heirs, successors and assigns forever.

And we do for ourselves and for our heirs, executors and administrators, covenant with said Grantee, her successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that we have a good right to sell and convey the same as aforesaid; that we will, and our heirs, executors and administrators shall warrant and defend the same to the said Grantee, her successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned, ROBBIE SUMNERS, has hereunto set its hand and seal, this the 10 day of JULY, 1997.

ROBBIE SUMNERS

By: Robbie B Sumners

Inst # 1997-26962

08/22/1997-26962
01:53 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 HCB 12.00

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Robbie Summers, an unmarried woman, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of the foregoing instrument he/she executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 10 day of JULY, 1997.


Notary Public

My Commission Expires 3.1.98

Inst # 1997-26962

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WELBY COUNTY JUDGE OF PROBATE
002 REC 12.00

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