

3266

Inst • 1997-40609

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

CONNIE J. KISER
2005 ASHLEY BROOK WAY
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED THOUSAND and 00/100 (\$100,000.00) DOLLARS to the undersigned grantor, BUILD-ALL CONSTRUCTION, INC. a corporation, 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 CONNIE J. KISER, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 70, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Restrictions as shown on recorded map.
3. Restrictions and covenants appearing of record in Inst. #1997-13189.

\$93,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

12/15/1997-40609
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 18.00

IN WITNESS WHEREOF, the said GRANTOR, BUILD-ALL CONSTRUCTION, INC., by its PRESIDENT, BILLY GOSSETT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 24th day of November, 1997.

BUILD-ALL CONSTRUCTION, INC.

By: *Billy Gossett*
BILLY GOSSETT, PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that BILLY GOSSETT, whose name as PRESIDENT of BUILD-ALL CONSTRUCTION, 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 or she, as such officer and with full authority, executed the same voluntarily, for and as the act of said corporation.

Given under my hand this the 24th day of November, 1997.

Robert S. Red
Notary Public

My commission expires:

7/16/98

Inst # 1997-40609

12/15/1997-40609
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MEL 18.00