

297-3272

(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

DONNA ALISON MARTIN
2003 ASHLEY BROOK WAY
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1997-41562

WARRANTY DEED

Know All Men by These Presents: That in consideration of ONE HUNDRED TWO THOUSAND DOLLARS and 00/100 (\$102,000.00) 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 DONNA ALISON MARTIN, An UNMARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 71, ACCORDING TO THE SURVEY OF ASHLEY BROOK, AS RECORDED IN MAP BOOK 22, PAGE 78, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA

SUBJECT TO:

1. General and special taxes or assessments for 1998 and subsequent years.
2. Easements as shown by recorded plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-13189 in Probate Office.
4. Easements to Town of Helena as shown by instrument recorded in Deed Book 305, page 394 in Probate Office.
5. Easement(s) for driving purposes as shown by instrument recorded in Deed Book 311, page 153 in Probate Office.
6. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 1, page 332, in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 22, page 78.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

\$96,900.00 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

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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.

IN WITNESS WHEREOF, the said GRANTOR, BUILD-ALL CONSTRUCTION, INC., A CORPORATION, by its PRESIDENT, BILLY GOSSETT who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 26th 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 26th day of November, 1997.

[Signature]
Notary Public

My commission expires: 5-20-00

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