

This instrument was prepared by

Send Tax Notice To: James B. Boynton III

(Name) Larry L. Halcomb

name

(Address) 3512 Old Montgomery Highway
Birmingham, AL 35209

355 Lane Park Trail

address

Maylene, AL 35114

Corporation Form Warranty Deed

Inst # 1998-06313

STATE OF ALABAMA)
COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SIXTY SEVEN THOUSAND FOUR HUNDRED FIFTEEN AND NO/100
DOLLARS (\$167,415.00)

to the undersigned grantor, Mac-San Builders, 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 James B. Boynton III

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

Lot 520, according to the Survey of Grande View Estates, Givianpour Addition
to Alabaster, 5th Addition, as recorded in Map Book 21, Page 133, in the
Probate Office of Shelby County, Alabama; being situated in Shelby County,
Alabama.

Minerals and mining rights excepted.
Subject to taxes for 1998.

Subject to restrictions and covenants, and building line, of record.

\$ 159,044.00 of the purchase price was paid from the proceeds of a mortgage
loan closed simultaneously herewith.

02/25/1998-06313
11:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 17.00

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 encum-
brances, 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 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 who is authorized
to execute this conveyance, hereto set its signature and seal,

this the 13th day of February, 1998

ATTEST:

Mac-San Builders, Inc.

By R. Scott McDanal, President

STATE OF Alabama)
COUNTY OF Jefferson)

I, Larry L. Halcomb

a Notary Public in and for said County, in said State.

hereby certify that R. Scott McDanal

whose name as President of Mac San Builders, 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 13th day of February, 1998

My Commission Expires
January 23, 2002

[Signature]
Notary Public