



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

(Name) Bob J. Whitley

(Address) 2232 Cahaba Valley Dr. 35242

Corporation Form Warranty Deed

STATE OF ALABAMA  
COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Two Thousand Three Hundred Thirty & No/100 (\$32,330.00) DOLLARS to the undersigned grantor, Brookchase Estates, L.L.C. an Alabama Limited Liability Coa 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 John H. Pierce, III

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County Alabama LOT 33, according to the survey of BROOKCHASE ESTATES, as recorded in Map Book 22 Page 47 in the Probate Office of Shelby County, Alabama

Subject to:

Ad valorem taxes for 1998 and subsequent years thereafter, including any "roll-back taxes", not yet due and payable until October 1, 1998

Existing covenants and restrictions, easements, building lines and limitations of record.

Inst # 1998-20469

06/03/1998-20469  
01:32 PM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 41.00

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 encumbrances, 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 Donald M. Acton, its managing member, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 21st day of May, 19 98.

ATTEST:

By Donald M. Acton  
Donald M. Acton its managing member

STATE OF Alabama  
COUNTY OF Shelby

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

I, JANICE T. CATANZANO  
hereby certify that DONALD M. ACTON

whose name as President of BROOKCHASE ESTATES, L.L.C., 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 21st day of May, 19 98

Janice T. Catanzano  
Notary Public My commission expires 1-18-2001