

LS48815

This instrument was prepared by:
(Name) LANGE, SIMPSON ET AL
(Address) 728 Shades Creek Parkway #120
Birmingham, Alabama 35209

Send Tax Notice To: Gardner Brothers Homebuilders
name
2163 County Highway #13
address
Cleveland, Alabama 35049

WARRANTY DEED.

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of EIGHTY THOUSAND AND NO/100-----
-----DOLLARS (\$80,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, Michael S. Anglin and wife, Noele M. Anglin

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Gardner Brothers Homebuilders,
Inc.

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

Lot 707, according to the Survey of Riverchase Country Club, 7th Addition, as recorded
in Map Book 8, Page 176, in the Office of the Judge of Probate of Shelby County,
Alabama.

SUBJECT TO:

1. Ad valorem taxes for the year 1998, which are a lien, but not yet due and payable
until October 1, 1998.
2. Easements, rights-of-way, restrictions, conditions and covenants of record.

\$80,000.00 of the purchase price recited above was derived from the proceeds of a
mortgage loan closed simultaneously herewith.

Inst # 1998-20716

06/04/1998-20716
01:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES,
their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances,
unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our)
heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 12th
day of May, 19 98

_____ (Seal)	<u>Michael S. Anglin</u> (Seal)
_____ (Seal)	<u>Noele M. Anglin</u> (Seal)
_____ (Seal)	_____ (Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, David F. Ovson, a Notary Public in and for the said County, in said State, hereby certify that
Michael S. Anglin and wife, Noele M. Anglin
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 12th day of May A.D., 19 98
David F. Ovson Notary Public

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