

3902

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE

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

BETTY J. MCMULLEN
2406 BIRKSHIRE DRIVE
BIRMINGHAM, AL 35244

Inst # 1998-30512

08/10/1998-30512
11:04 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
91.50
002 MEL

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FIVE THOUSAND and 00/100 DOLLARS (\$305,000.00) DOLLARS to the undersigned grantor, M.A. FRAZIER 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 BETTY J. MCMULLEN, 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 3809, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 22, PAGE 140, 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 recorded in Misc. Volume 14, page 536; Misc. Volume 17, page 550; and Misc. Volume 34, page 549; Real Volume 159, page 111; Instrument #1997-09826; Instrument #1997-09547; Instrument #1996-24956.
3. Right of way to Alabama Power Company recorded in Real Volume 355. page 274.
4. Right of way to City of Hoover recorded in Real Volume 93, page 577.

\$224,500.00 of the consideration herein was derived from a purchase money 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.

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IN WITNESS WHEREOF, the said GRANTOR, M.A. FRAZIER CONSTRUCTION, INC., by its PRESIDENT, MICHAEL A. FRAZIER who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of July, 1998.

M.A. FRAZIER CONSTRUCTION, INC.

By: Michael A. Frazier
MICHAEL A. FRAZIER, 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 MICHAEL A. FRAZIER, whose name as PRESIDENT of M.A. FRAZIER 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 31ST day of JULY, 1998.

Robert Red
Notary Public

My commission expires: 7/11/02

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