

This instrument was prepared by:
Clayton T. Sweeney, Attorney
2700 Hwy. 280E, Suite 290E
Birmingham, AL 35223

SEND TAX NOTICE TO:

LYNN M. ARMSTRONG
3112 SOMERSET TRACE
BIRMINGHAM, AL 35242

STATE OF ALABAMA}
Shelby COUNTY}

Corporation Form Warranty Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **TWO HUNDRED NINTY-EIGHT THOUSAND SEVEN HUNDRED SEVENTY AND NO/100 DOLLARS (\$298,770.00)** to the undersigned grantor, **PRECISION HOMEBUILDERS, INC.**, a corporation, (herein referred to as GRANTOR), 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 **LYNN M. ARMSTRONG** (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama:

Lot 1198, according to the Survey of Brook Highland, 11th Sector, Phase II, an Eddleman Community, as recorded in Map Book 22, Page 36 A & B, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

Ad valorem taxes for 1998 and subsequent years not yet due and payable until October 1, 1998.
Existing covenants and restrictions, easements, building lines, and limitations of record.

\$150,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto 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 persons.

IN WITNESS WHEREOF, the said GRANTOR, by its President, **SAM L. BAKER**, who is authorized to execute this conveyance, has hereto set his signature and seal, this the 5th day of August, 1998.

PRECISION HOMEBUILDERS, INC.


By SAM L. BAKER
President

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that **SAM L. BAKER**, whose name as President of **PRECISION HOMEBUILDERS, 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 5th day of August, 1998.


Notary Public

My Commission Expires: 05/29/99

Inst # 1998-31248

08/13/1998-31248
10:10 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 HCD 157.50

Inst # 1998-31248

CLAYTON T. SWEENEY, ATTORNEY AT LAW