

SEND TAX NOTICE TO:

(Name) LINDA L. ABBOTT

(Address) 93 HEATHER RIDGE DRIVE

PELHAM, AL 35124

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES

3150 HIGHWAY 52 WEST

(Address) PELHAM, AL 35124

Form 1-1-4 Rev. 2-78

CORPORATION FORM WARRANTY DEED-MAGIC CITY TITLE COMPANY, INC., BIRMINGHAM, AL

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED SEVENTY FIVE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS.
(\$175,500.00)

to the undersigned grantor. HEATHERBROOKE CONSTRUCTION CO., INC. a corporation.
in hand paid by LINDA L. ABBOTT, unmarried

the receipt of which is hereby acknowledged, the said

HEATHERBROOKE CONSTRUCTION CO., INC.

does by these presents, grant, bargain, sell and convey unto the said

LINDA L. ABBOTT

the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 46, according to the Survey of Heather Ridge, 1st Addition, Phase 1,
as recorded in Map Book 17 page 123 in the Probate Office of Shelby
County, Alabama; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

\$166,700.00 of the purchase price recited above was paid from mortgage loan closed
simultaneously herewith.

TO HAVE AND TO HOLD, To the said LINDA L. ABBOTT

heirs and assigns forever.

And said HEATHERBROOKE CONSTRUCTION CO., INC. does for itself, its successors
and assigns, covenant with said

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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

LINDA L. ABBOTT

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said HEATHERBROOKE CONSTRUCTION CO., INC. by its

President, Bob Lucas

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 22nd day of September, 19 98

ATTEST:

HEATHERBROOKE CONSTRUCTION CO., INC.

By [Signature]
Bob Lucas President

STATE OF ALABAMA

COUNTY OF SHELBY

SHELBY COUNTY JUDGE OF PROBATE

001 CM 17.50

I, the undersigned Bob Lucas a Notary Public in and for said County, in
said State, hereby certify that HEATHERBROOKE CONSTRUCTION CO., INC.
whose name as President of
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 22nd day of September, 19 98

[Signature]
Notary Public

Inst # 1998-37310