

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

SEND TAX NOTICE TO:
DAVID F. FOWLER

3333 Valley Park Drive
Birmingham, AL 35243
Inst. # 1998-49313

TITLE NOT EXAMINED

STATE OF ALABAMA}
COUNTY OF SHELBY}

12/10/1998-49313
03:24 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 9.50

Corporation Form Deed

KNOW ALL MEN BY THESE PRESENTS, That in consideration of **THIRTY-NINE THOUSAND EIGHT HUNDRED DOLLARS (\$39,800.00)** to the undersigned grantor, **MANN-FOWLER BUILDERS**, an Alabama General Partnership, (herein referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of whereof is acknowledged, the said GRANTOR does by these presents grant, bargain, sell, and convey unto **DAVID F. FOWLER** (herein referred to as GRANTEES, whether one or more), the following described real estate, situated in SHELBY County, Alabama:

Lot 4, according to the Survey of River Highlands, as recorded in Map Book 19, page 111, in the Probate Office of 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.

TO HAVE AND TO HOLD Unto the said GRANTEES in fee simple.

And I/we do for myself/ourselves and for my/our heirs, executors, and administrators, covenant with 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, and that I/we will and my/our heirs, executors, and administrators shall warrant and defend the same to the said GRANTEES, their heirs executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, by its Partners, John A. Mann, Jr. and David F. Fowler, who are authorized to execute this conveyance, have hereto set their signatures and seals, this the 30th day of September, 1998.

MANN-FOWLER BUILDERS,
an Alabama General Partnership

By:

John A. Mann, Jr.
John A. Mann, Jr., Partner

By:

David F. Fowler
David F. Fowler, Partner

STATE OF ALABAMA}
JEFFERSON COUNTY}

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that John A. Mann, Jr. and David F. Fowler, whose names as Partners of MANN-FOWLER BUILDERS, an Alabama General Partnership, 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, as such officers and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 30th day of September, 1998.

Shera Ann Morgan
Notary Public

My Commission Expires:

NOTARY PUBLIC STATE OF ALABAMA AT LARGE.
MY COMMISSION EXPIRES: Feb. 22, 2001.
BONDED THRU NOTARY PUBLIC UNDERWRITERS