

1998-50055

This instrument was prepared by:  
(Name) Holliman, Shockley & Kelly  
(Address) 2491 Pelham Parkway  
Pelham, AL 35124

Send Tax Notice to:  
(Name) Penny B. Wearren  
(Address) 8008 Rockhampton Circle  
Helena, AL 35080

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA }  
SHELBY COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of One Hundred Twenty Thousand, One Hundred Fifty and no/100-DOLLARS  
to the undersigned grantor, Landrum Builders, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

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

See EXHIBIT "A" attached hereto and made a part hereof as if set forth in full herein for the complete legal description of the property being conveyed by this instrument.

SUBJECT TO: (1) Taxes for the year 1999 and subsequent years; (2) Easements, restrictions, reservations, rights-of-way, limitations, covenants and conditions of record, if any; (3) Mineral and mining rights, if any.

\$ 120,775.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

12/16/1998-50055  
09:47 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
DOR MEL 12.00

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its \_\_\_\_\_ President, who is authorized to execute this conveyance, hereto set its signature and seal.

this the 30th day of November, 19 98

ATTEST: \_\_\_\_\_  
Secretary

Landrum Builders, Inc.  
By Ronny Landrum President

STATE OF ALABAMA }  
Shelby County }

I, the undersigned authority a Notary Public in and for said County, in said State, hereby certify that Ronny Landrum

whose name as President of Landrum Builders, 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 30th day of November, 19 98

James L. ...  
Notary Public  
3-12-2001

EXHIBIT "A"

Lot 418, according to the Survey of Wyndham, Rockhampton Sector, as recorded in Map Book 23 page 39 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Inst. # 1998-50055

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