

**BEAR TAX NOTICE TO:**

(Name) TERESA D. HARRELL

(Address) 137 BEACH CIRCLE  
BIRMINGHAM, AL 35242

Inst # 1998-51846

This instrument was prepared by

(Name) B. CHRISTOPHER BATTLES  
3150 HIGHWAY 52 WEST  
(Address) PELHAM, AL 35124

Form 1-1-4 Rev. 8-79  
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 THIRTY SIX THOUSAND SEVEN HUNDRED SEVENTY <sup>FIVE AND NO/100</sup> ~~DOLLARS~~  
(\$136,775.00)

to the undersigned grantor, GIBSON & ANDERSON CONSTRUCTION, INC. a corporation.  
in hand paid by TERESA D. HARRELL, single

the receipt of which is hereby acknowledged, the said

GIBSON & ANDERSON CONSTRUCTION, INC.  
does by these presents, grant, bargain, sell and convey unto the said  
TERESA D. HARRELL

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

Lot 11, according to the Survey of Cahaba Beach Townhomes, as recorded  
in Map Book 22, page 31, in the Probate Office of Shelby County, Alabama.

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

\$86,750.00 of the purchase price recited above was paid from mortgage loan closed  
simultaneously herewith.

**TO HAVE AND TO HOLD, To the said TERESA D. HARRELL**

**heirs and assigns forever.**

And said GIBSON & ANDERSON CONSTRUCTION, INC.  
and assigns, covenant with said

**does for itself, its successors**

TERESA D. HARRELL

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

TERESA D. HARRELL

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

**IN WITNESS WHEREOF, the said GIBSON & ANDERSON CONSTRUCTION, INC. by its**

Vice President, Edward T. Anderson, who is authorized to execute this conveyance,  
has hereto set its signature and seal, this the 21st day of December, 19 98

**ATTEST:**


GIBSON & ANDERSON CONSTRUCTION, INC.

By   
Edward T. Anderson Vice President

STATE OF ALABAMA  
COUNTY OF SHELBY

I, the undersigned a Notary Public in and for said County, in  
said State, hereby certify that Edward T. Anderson  
whose name as Vice President of GIBSON & ANDERSON 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, 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 21st day of December, 19 98

  
Notary Public  
2-25-2001

12/29/1998-51846  
11:51 AM CERTIFIED  
SHELBY COUNTY JUDGE \$9.00