

SEND TAX NOTICES TO:
MARCIA B. SIZEMORE
2026 CHANDALAR COURT
PELHAM, AL 35124

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Ninety-Five Thousand Five Hundred and No/100 Dollars (\$ 95,500.00) to the undersigned grantor, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **OLD SOUTH BUILDERS, INC.** (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **MARCIA B. SIZEMORE**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 19, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, Page 18, in the Probate Office of Shelby County, Alabama.

Subject to all easements, restrictions, covenants, rights of way of record, taxes for 1999 and of subsequent years not yet due and payable.

\$ 92,635.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD the described premises to Grantee, her heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself, successors and assigns, covenant with said Grantee, her heirs, executors, successors and assigns, that Grantor is lawfully seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, her heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 23rd day of December, 1998.


OLD SOUTH BUILDERS, INC.,
(GRANTOR)

By: 
GEORGE H. GREGORY, ITS TREASURER

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **GEORGE H. GREGORY**, whose name as Treasurer of **OLD SOUTH BUILDERS, INC.**, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his capacity as aforesaid.

Given under my hand and official seal, this the 23rd day of December, 1998.


NOTARY PUBLIC Anne R. Strickland
My Commission Expires: 5/11/01

THIS INSTRUMENT PREPARED BY:
Anne R. Strickland, Attorney at Law
5330 Stadium Trace Parkway, Suite 250
Birmingham, AL 35244
(205) 733-1303

Inst # 1999-00394

01/03/1999-00394
12:03 PM CERTIFIED

ALA-War.ded

SHELBY COUNTY JUDGE OF PROBATE
001 CRH 11.50