

SEND TAX NOTICE:
MARY DELLA SCHMITT
2012 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 Eighty-Eight Thousand Five Hundred and 00/100 Dollars (\$ 88,500.00) 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 **MARY DELLA SCHMITT**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot26, according to the Survey of Chandalar Townhomes, First Addition, as recorded in Map Book 24, page 18, Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$ 84,075.00 of the purchase price recited herein was paid from the proceeds of a mortgage loan closed simultaneously herewith.

AND THE GRANTOR does for itself, its 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 8th day of March, 1999.

OLD SOUTH BUILDERS, INC.
(GRANTOR)

BY


GEORGE H. GREGORY,
ITS SECRETARY

Inst # 1999-10399

03/12/1999-10399
09:17 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOL CDM 12.00

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 Secretary 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 this instrument, he, as such officer, and with full authority, executed the same voluntarily, as an act of said Corporation, on the day the same bears date

Given under my hand and official seal, this the 8th day of March, 1999.


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

THIS INSTRUMENT WAS PREPARED BY:

Anne R. Strickland
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