

This instrument was prepared by:

(Name) Holliman, Shockley & Kelly
(Address) 2491 Pelham Parkway
Pelham, AL 35124

Send Tax Notice to:

(Name) Genevieve Lindstedt
(Address) 623 Parkside 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 Three Thousand Three Hundred Seventy-five and No/100--~~DOLLAR~~
to the undersigned grantor, C. W. Fulgham Construction, 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 presentes, grant, bargain, sell and convey unto

Genevieve Lindstedtherein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24, according to the Survey of Parkside, A Residential Townhome Development, as recorded in Map Book 22 page 133 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

1. Taxes for the year 1999.
2. Building setback line of 20 feet reserved from Northerly side of lot; and 25 feet reserved from Parkside Circle as shown by plat.
3. Easements as shown by recorded plat, including 15 feet along the Northerly side of lot.
4. Restrictions, covenants and conditions in Inst. #1997-25047.
5. Transmission Line Permit(s) to Alabama Power Company in Deed Book 96 page 277; Deed Book 118 page 585 and Deed Book 163 page 422.
6. Restrictions, limitations and conditions in Map Book 22 page 133.
7. Drainage Easement in Inst. #1992-1399.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but not limited to roof, foundation, party walls, walkway and entrance.

\$103,322.00 of the purchase price recited above was paid from the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

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
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 15th day of March, 19 99

ATTEST

C. W. Fulgham Construction, Inc.

By C.W. Fulgham President
03/24/1999-12405

01:22 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE

001 CRH 9.00

STATE OF ALABAMA

Shelby

County }

I, the undersigned authority

a Notary Public in and for said County, in said State.

herely certify that C. W. Fulghamwhose name as President of C. W. Fulgham 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 15th day of March, 19 99James S. Johnson
Notary Public
3-12-2001

1999-12405