

SEND TAX NOTICE:

MARY ELIZABETH WARD
3006 ASHLEY CIRCLE
HELENA, AL 35080

WARRANTY DEED

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Eighty-Nine Thousand Two Hundred and 00/100 Dollars (\$ 89,200.00) 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 ELIZABETH WARD**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 53, according to the Survey of Ashley Brook Townhomes, as recorded in Map Book 22, page 78, Probate Office of 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.

\$ 86,500.00 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 29th day of April, 1999.

OLD SOUTH BUILDERS, INC.
(GRANTOR)

BY: 

TOMMY MAYSON
ITS PRESIDENT


Inst # 1999-18260

05/03/1999-18260
09:47 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 SMA 11.50

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **TOMMY MAYSON**, whose name as President 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 29th day of April, 1999


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

THIS INSTRUMENT WAS PREPARED BY
Anne R. Strickland
Attorney at Law
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