

SEND TAX NOTICE:

TARAYSA Y. MARTIN
2002 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-Six Thousand and 00/100 Dollars (\$86,000.00) 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 **TARAYSA Y. MARTIN**, (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 31, 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, 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.

\$ 83,400.00 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 13th day of May, 1999

OLD SOUTH BUILDERS, INC.
(GRANTOR)

BY: _____

GEORGE H. GREGORY

ITS SECRETARY-TREASURER

Inst # 1999-20797

05/17/1999-20797

01:51 PM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 HHS 11.50

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-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 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 13th day of May, 1999

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

THIS INSTRUMENT WAS PREPARED BY:

Anne R. Strickland
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