

Property Value
\$500.00

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

A. LESTER BURBIC, JR.

R. Shan Paden
PADEN & PADEN
Attorneys at Law
5 Riverchase Ridge, Suite 100
Birmingham, Alabama 35244

Inst # 1999-30614

07/22/1999-30614
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE

11.50
MS
202

STATE OF ALABAMA)

COUNTY OF SHELBY)

DEED TO CURE TITLE

WHEREAS, A. Lester Burbic, Jr., on October 21, 1997, conveyed to Gardner Brothers Homebuilders, Inc., by warranty deed the following described property situated in Shelby County, Alabama, to-wit:

LOT 3810, ACCORDING TO THE SURVEY OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE, AS RECORDED IN MAP BOOK 22, PAGE 140, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA;

WHEREAS, said deed was recorded in the Office of the Judge of Probate of Shelby County, Alabama, on November 21, 1997, in Instrument #1997-38077;

WHEREAS, Gardner Brothers Homebuilders, Inc., executed a future advance mortgage on said property in favor of New South Federal Savings Bank and said mortgage was recorded in the Office of the Judge of Probate of Shelby County, Alabama in Instrument No. 1997-38078;

WHEREAS, Gardner Brothers Homebuilders, Inc., and A. Lester Burbic, Jr., filed a Re-survey of Lots 3810 thru 3815 of Birkshire 38th Addition to Riverchase on December 30, 1998 in Map Book 24, page 136, in the Office of the Judge of Probate of Shelby County, Alabama;

WHEREAS, a portion of lot 3810 is now contained within Lot 3811A;

WHEREAS, it was the parties intent that A. Lester Burbic, Jr., be vested with fee simple title to Lot 3811A and Gardner Brothers Homebuilders, Inc., by this instrument conveys to A. Lester Burbic, Jr., all of its right title and interest in and to that portion of Lot 3810 which lies within Lot 3811A;

NOW, THEREFORE, IN CONSIDERATION OF THE PREMISES, Gardner Brothers Homebuilders, Inc., (herein referred to as GRANTOR) hereby remises, releases, quitclaims, grants, sells and convey unto A. LESTER BURBIC, JR., (herein referred to as GRANTEE) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3811A, ACCORDING TO THE RE-SURVEY OF LOTS 3810 THRU 3815 OF BIRKSHIRE, 38TH ADDITION TO RIVERCHASE AS RECORDED IN MAP BOOK 24, PAGE 136, IN THE OFFICE OF THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.

TO HAVE AND TO HOLD Unto the said GRANTEE, his heirs and assigns, forever.

IN WITNESS WHEREOF, the said GRANTOR, Gardner Brothers Homebuilders, Inc., by and through its President, Garry B. Gardner, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 19th day of July, 1999.

GARDNER BROTHERS HOMEBUILDERS, INC.

BY:

Garry B. Gardner
GARRY B. GARDNER, ITS PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that GARRY B. GARDNER, whose name as President of GARDNER BROTHERS HOMEBUILDERS, INC., is signed to the foregoing conveyance, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of the conveyance he as such officer and with the full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 19th day of July, 1999.

Kim M. Foster
Notary Public

My commission expires: 9-16-02

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