

**GENERAL WARRANTY DEED**

**THE STATE OF ALABAMA )**  
**COUNTY OF SHELBY )**

FULL AMOUNT OF WARRANTY DEED  
PAID FROM PROCEEDS OF MORTGAGE  
DEED FILED SIMULTANEOUSLY.

**KNOW ALL MEN BY THESE PRESENTS:**

That in consideration of One Dollar (\$1.00) and other good and valuable consideration, in hand paid to the undersigned, Charles B. Rafford and Deidre A. Rafford, husband and wife, (hereinafter referred to as "GRANTORS") by Heatherbrooke Construction Company, Inc., an Alabama corporation, (hereinafter referred to as "GRANTEE"), the receipt of which is hereby acknowledged, the said Grantors do by these presents, grant, bargain, sell and convey unto GRANTEE the following described real estate, located and situated in Shelby County Alabama, to-wit:

Lot 13, according to the Survey of Chestnut Glenn, as recorded in Map Book 10, Page 103, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Ad valorem taxes for the current year,.2000.
2. Easements and restrictions of record.

**TO HAVE AND TO HOLD** to the said GRANTEE, its heirs and assigns forever.

And we do for ourselves and for our heirs, executors, and administrators covenant with the said GRANTEE, its heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the GRANTEE, its heirs and assigns forever, against the lawful claims of all persons.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations of all protective covenants and restrictions as set out hereinabove.

This deed is given to convey said real estate to Heatherbrooke Construction Company, Inc. for the specific purpose of building a new

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03/27/2000-09561  
09:40 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MMS 12.00

home for the Grantors thereon, in accordance with a separate contract entered into between the Grantors and Grantee.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this \_\_\_\_\_ day of March, 2000.

  
CHARLES B. RAFFORD

  
DEIDRE A. RAFFORD

STATE OF ALABAMA )

COUNTY OF SHELBY )

I, the undersigned authority, a Notary Public in and for said County in said state, hereby certify that CHARLES B. RAFFORD AND DEIDRE A. RAFFORD, husband and wife, whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

GIVEN under my hand and official seal this 15th day of March, 2000.

  
NOTARY PUBLIC

(SEAL) My commission expires: 6/18/2001

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