

WARRANTY DEED

This Instrument Was Prepared By:

SEND TAX NOTICE TO:

Frank K. Bynum, Esquire
#17 Office Park Circle
Birmingham, Alabama 35223

Michael Bowden
174 Cliff Road
Sterrett, AL 35147

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY)

That in consideration of TWO HUNDRED EIGHTY ONE THOUSAND AND NO/100 DOLLARS (\$281,000.00) to the undersigned grantor, **G. H. STOUGH HOMES, INC.**, a corporation, (herein referred to as Grantor), in hand paid by the Grantees herein, the receipt of which is hereby acknowledge, the said Grantor does by these presents, grant, bargain, sell and convey unto **MICHAEL BOWDEN** (herein referred to as Grantee), the following described real estate, situated in the State of Alabama, County of Shelby , to-wit:

Lot 613, according to the Survey of Forest Parks, 6th Sector, 2nd Phase, as recorded in Map Book 24, Page 110, in the Probate Office of Shelby County, Alabama.

Subject to existing easements, restrictions, set back lines, right of ways, limitations, if any, of record.

\$252,900.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, his heirs and assigns, forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his 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 heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, G. H. Stough Homes, Inc. by its President, Gary H. Stough, who is authorized to execute this conveyance, has hereto set its signature and seal, this 2nd day of June, 2004.

G. H. Stough Homes, Inc.

By:


Gary H. Stough
its President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that **Gary H. Stough** whose name as President of **G. H. Stough Homes, 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, in his capacity 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 2nd day June of, 2004.


Notary Public

My Commission Expires: 6/09/08

