


04-193

SEND TAX NOTICE TO:  
Edward A. Robinson  
Miranda C. Robinson  
108 Timber Ridge Drive  
Alabaster, AL 35007

This instrument was prepared by:  
Charles E. Davis, Jr., Attorney  
400 Vestavia Parkway, Suite 101  
Birmingham, Alabama 35216

  
20040922000523510 Pg 1/1 12:00  
Shelby Cnty Judge of Probate, AL  
09/22/2004 15:00:00 FILED/CERTIFIED

STATE OF ALABAMA        )  
  )  
SHELBY COUNTY            )       **CORPORATION WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of **TWO HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100'S (\$279,900.00)** to the undersigned grantor in hand paid by the grantees herein, the receipt whereof is acknowledged, **Town & Country Homebuilders, LLC**, a limited liability company, (hereinafter referred to as grantor), does grant, bargain, sell and convey unto **Edward A. Robinson and Miranda C. Robinson**, (hereinafter referred to as grantees), **as joint tenants with right of survivorship** the following described real estate, situated in **SHELBY County, Alabama**, to-wit:

**Lot 24, according to the Final Plat Forest Ridge, as recorded in Map Book 31, page 2, in the Probate Office of Shelby County, Alabama.**

\$223,920.00 of the purchase price is from a purchase money first mortgage being executed simultaneously herewith.  
\$55,980.00 of the purchase price is from a purchase money second mortgage being executed simultaneously herewith.

To have and to hold unto the said grantees, their heirs and assigns, forever; And grantor does, for itself and for it's successors and assigns covenant with said grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever against the lawful claims of all persons.

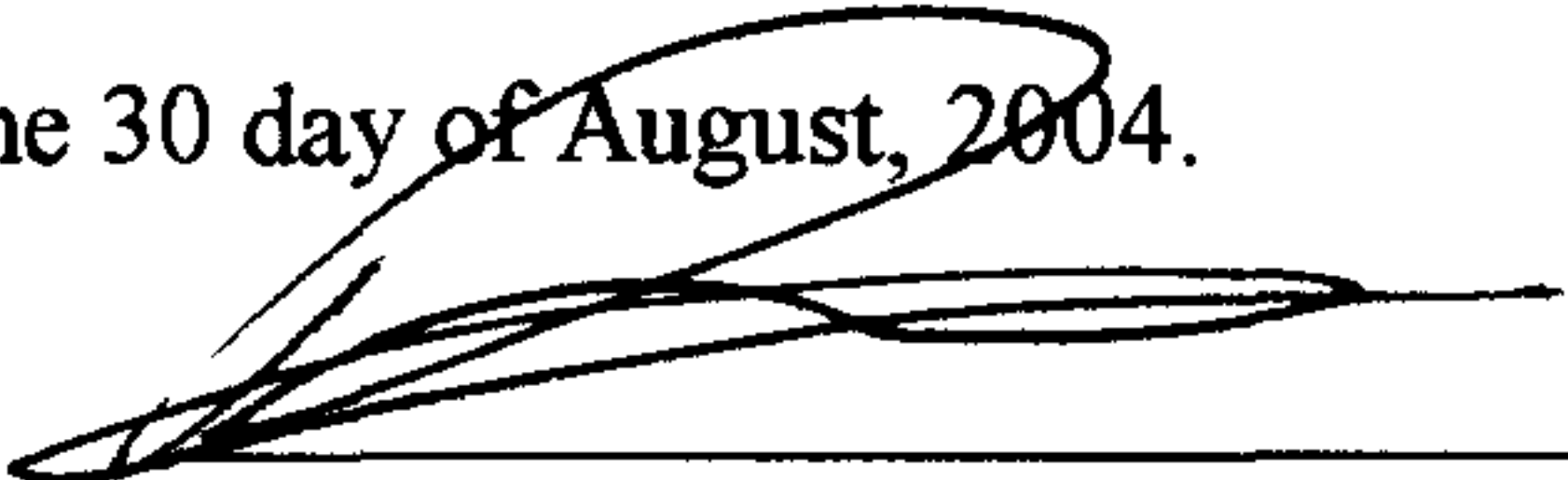
IN WITNESS WHEREOF, the Vice President of said limited liability company who is duly authorized, has hereunto set his hand and seal this 30 of August, 2004.

Town & Country Homebuilders, LLC

Gail Dixon  
BY: Gail Dixon  
Its: VP

STATE OF ALABAMA        )  
JEFFERSON COUNTY        )

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Gail Dixon - who as the Vice President of Town & Country Homebuilders, LLC, whose name 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 executed the same voluntarily for and as the act of the corporation on the day the same bears date.  
GIVEN under my hand and official seal this the 30 day of August, 2004.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 11-20-07