

SEND TAX NOTICE TO:

Nancy D. Holloway 240 Saratoga Lane Calera, Alabama 35040

This instrument was prepared by Richard B. McClelland Attorney at Law 300 Office Park Drive, Suite 230 Birmingham, Alabama 35223

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF JEFFERSON

That in consideration of One Hundred Nineteen Thousand Nine Hundred dollars & no cents (\$119,900.00) to the undersigned grantor, Worthington Homes, Inc. by Anthony Soves, it President, A corporation, in hand paid by Nancy D. Holloway, an unmarried woman hereinafter, Grantee(s) the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto the said Grantee(s) the following described real estate, situated in Shelby County, Alabama, towit:

LOT 11, ACCORDING TO THE SURVEY A FINAL PLAT OF THE COTTAGES OF SARATOGA, PHASE 1, AS RECORDED IN MAP BOOK 31, PAGE 114, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SITUATED IN SHELBY COUNTY, ALABAMA.

Subject to: (1) Taxes for the year 2005 and subsequent years (2) Easements, Restrictions, reservations, rights-of-way, limitations, convenants and conditions of record, if any (3) Mineral and mining rights, if any. (4) 20' building line from Saratoga Lane as shown on recorded map. (5) Transmission line permit to Alabama Power Company recorded in Deed Book 98, Page 75 and Deed Book 104, Page 151. (6) Right of Way to Shelby County as recorded in Deed Book 102, Page 439. (7) Easement to South central Bell recorded in Real Book 52, Page 81. (8) Subject to Declaration of Protective Covenants, Restrictions, Easements, Rights and Liens (deleting therefrom, any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, family status or national origin) as recorded in the Office of the Judge of Probate for Shelby County as Instrument #20030729000487000, Pages 1-8. (9) 10' easement running along the Eastern lot line as shown on plat recorded in Map Book 31, Page 114, in the Office of the Judge of Probate for Shelby County. (10) Easement for access as set out in Deed Book 320, Page 493. This has been determined to be an abandoned easement.

\$89,920.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD To the said Grantee(s) his/her/their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee(s) his/her/their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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(s) his/her/their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor by its, who is authorized to execute this conveyance, has hereto set its signature and seal, this June 29, 2005.

ATTEST:

By:

Worthington Homes, Inc.

Shelby County, AL 07/12/2005 State of Alabama

Deed Tax: \$30.00

Modern a Til

Closers' Choice

CORPORATION FORM WARRANTY DEED

STATE OF Alabama COUNTY OF Jefferson

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Δu	Kmy	اكسول
whose name as Youldent, of Worthington Homes, Inc., a corporation, is signed to the foregoing convey		
known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, he, 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 29th day of June, 2005.

Notary Public (Seal) NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: 7/14/08
BONDED THRU NOTARY PUBLIC UNDERWRITERS

STATE OF PUBLIC ALABAMA



