Send Tax Notice to:
245 THOROUGHBRED LN
ALABASTER, Alabama 35007

Prepared By:
John or Jim Holliman
2491 Pelham Pkwy
Pelham, Al 35124

$269,900.00

20051109000585450 1/2 $54.50
Shelby Cnty Judge of Probate, AL
11/09/2005 10:16:11AM FILED/CERT

Shelby County, AL 11/09/2005
State of Alabama

Deed Tax:$40.50

STATE OF ALABAMA

CORPORATION WARRANTY DEED

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of other good and valuable considerations and the sum of Two Hundred Sixty Nine Thousand Nine Hundred And 00/100to the undersigned GRANTOR in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged,Heatherbrooke Construction Company, Inc., (hereinafter referred to as GRANTOR), does hereby grant, bargain, sell and convey unto Sharon K. Mignin,(hereinafter referred to as GRANTEES), the following described real estate situated in the County of Shelby and State of Alabama, to-wit:

Lot 98 according to the Survey of Saddle Lake Farms, Second Addition, Phase 3, 4, 5, 6 & 7 as recorded in Map Book 29, Page 34, Shelby County, Alabama Records.

This conveyance is hereby made subject to restrictions, easements and rights of way of record in the Probate Office of Shelby County, Alabama.

$229,415.00 of the purchase price was paid from a mortgage recorded Simultaneously herewith.

Together with all and singular the tenaments, hereditaments and appurtenances thereto belonging or in anywise appertaining in fee simple.

And said GRANTOR does for itself and its successors and assigns covenants with the said GRANTEES,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 they are entitled to the immediate possession

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thereof; 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 undersigned has hereunto set its signature by Bob Lucas its President on this the 4th day of November, 2005.

Heatherbrooke Construction Company, Inc.

Bob Lucas, President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Bob Lucas as President of Heatherbrooke Construction Company, Inc. 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 as such duly authorized officer executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal this the 4th day of November, 2005.

Notary Public

My Commission Expires:
08/29/06