200660/3406

20060224000089800 1/1 $12.00
Shelby Cnty Judge of Probate, AL
02/24/2006 10:53:18AM FILED/CERT

Prepared By:
Courtney Mason & Associates P.C.
PO BOX 360187
Birmingham, AL 35236-0187

Grantees Address:
Patrick B. Wilson
1209 Bridgewater Circle
Hoover, Alabama 35244

STATE OF ALABAMA

COUNTY OF ~~SHELBY~~ JEFFERSON/SHELBY k 63,500

4.50
63.50
68.00

Statutory Warranty Deed

KNOW ALL MEN BY THESE PRESENTS

That for and in consideration of Three Hundred Seventeen Thousand Five Hundred and 00/100 ($317,500.00) Dollars to the undersigned Grantor, Sproul Building Co., Inc., a corporation in hand paid by Patrick B. Wilson, a single man the receipt whereof is acknowledged, the said Sproul Building Co., Inc., a corporation do/does grant, bargain, sell and convey unto the said Patrick B. Wilson, a single man the following described real estate, to-wit:

Lot 26, according to the Final Record Plat of Bridgewater Park, as recorded in Map Book 34, Page 95 A & B, in the Probate Office of Shelby County, Alabama, also recorded in Map Book 40, Page 45, in the Probate Office of Jefferson County, Alabama, Bessemer Division.

Subject to existing easements, current taxes, restrictions and covenants, set-back lines and rights of way, if any, of record.

$254,000.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

To have and to hold the said above described property unto the said grantee together with all and singular the tenements, heriditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

IN WITNESS WHEREOF, the said GRANTOR by its President, R.G. Sproul, Jr. who is authorized to execute this conveyance, hereto set his signature and seal this the 27th day of January, 2006.

Sproul Building Co., Inc.

By: R.G. Sproul, Jr., President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R.G. Sproul, Jr., whose name as President of Sproul Building Co., 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, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this the 27th day of January, 2006.

NOTARY PUBLIC
My Commission Expires: 3/5/07

COURTNEY H MASON JR.
NOTARY PUBLIC
ALABAMA STATE AT LARGE

State of Alabama - Jefferson County
I certify this instrument filed on:
2006 FEB 02 08:38:33:99AM
Recorded and $ 63.50 Mtg. Tax
and $ 4.50 Deed Tax and Fee Amt. 68.00
$ Total $
MARK GAINES, Judge of Probate
200660/3406 BESS