



20061016000511060 1/1 \$106.50
Shelby Cnty Judge of Probate, AL
10/16/2006 01:27:34PM FILED/CERT

Send Tax Notice To: Janice Turner
1623 Cunningham Drive
Helena, AL 35080

CORPORATION WARRANTY DEED

**State Of Alabama
County Of Shelby**

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KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ninety Five Thousand Four Hundred dollars and Zero cents (\$95,400.00) and other good and valuable consideration the receipt and sufficiency whereof is hereby acknowledged, Greater Birmingham Habitat for Humanity, Inc., an Alabama non-profit corporation f/k/a Shelby County Habitat for Humanity, Inc. by that certain Articles of Merger filed on May 25, 2006 with the Alabama Secretary of State (herein referred to as GRANTOR) does by these presents grant, bargain, sell and convey unto Janice Turner, an unmarried woman (herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 10 in Block E Liberty Heights Addition to Helena, according to a map drawn by H. I. Pickett, civil engineer and surveyor, adopted by the owner G. B. Pickett on 05 December, 1923 and recorded in Map Book 3 Page 26 and recorded at Deed Book 128 Page 322 of the Shelby County Probate Records

SUBJECT TO: (1) Ad valorem taxes for current and subsequent years, (2) easements, restrictions reservations, rights-of-way, limitations, covenants and conditions of record, if any, (3) mineral and mining rights not owned by the Grantor, if any.

Note: \$56,396.62 of the purchase prices is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

Note: \$41,400.00 of the purchase prices is being paid by the proceeds of a second mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their 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, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, Charles Moore who is authorized to execute this conveyance, hereto set its signature and seal, this the 9th day of October, 2006.

Shelby County, AL 10/16/2006
State of Alabama
Deed Tax: \$95.50

Bv:

Greater Birmingham Habitat for Humanity, Inc.

Charles Moore, President

**State Of Alabama
County Of Shelby**

3

I, Lorrie Maples Parker, a Notary Public in and for the said County, in said State, hereby certify that Charles Moore, whose name as President of Greater Birmingham Habitat for Humanity, 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.

Given under my hand and official seal, this the 9th day of October, 2006

File No: 11526.199

My Commission Expires

10/16/2007

10/16/2007

This Instrument Prepared By:

Lorrie Maples Parker, Esq. • Massey, Stotser & Nichols, P.C. • 1780 Gadsden Highway • Birmingham, Alabama
35235

10