

This instrument was prepared by

(Name) Malcolm L. Wheeler

(Address) 610 Massey Building, Birmingham, Alabama

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One Hundred and no/00 (\$100.00) ----- DOLLARS,
and other good and valuable considerations,

to the undersigned grantor, Triple-R-Developers, Inc., a corporation,
in hand paid by

Fred L. McDaniel

the receipt of which is hereby acknowledged, the said Triple-R-Developers, Inc.

does by these presents, grant, bargain, sell and convey unto the said Fred L. McDaniel

the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 3, in Block 3, First Addition to Indian Hills Second Sector, as recorded in Map Book 5, Page 7, in the Probate Office of Shelby County, Alabama.

Subject to the following: (1) 1971 ad valorem taxes; (2) Restrictive covenants recorded in D. Book 247, Page 323; (3) 40-foot set-back line from Indian Hill Road; (4) Utility easement as shown on recorded plat of subdivision; (5) Agreement relating to water system shown by instruments recorded in Deed Book 229, Page 112, and Deed Book 229, Page 109; (6) Easements to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Deed Book 238, Page 385, and Deed Book 239, Page 538; (7) Line permit to Alabama Power Company recorded in Deed Book 179, Page 380, in said Probate Office, and (8) Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD, To the said Fred L. McDaniel, his

heirs and assigns forever.

And said Triple-R-Developers, Inc.
and assigns, covenant with said Fred L. McDaniel, his

does for itself, its successors

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

Fred L. McDaniel, his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Triple-R-Developers, Inc.

by its

President, Steve Russo

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

5th

day of

April

, 19 71.

ATTEST:

TRIPLE-R-DEVELOPERS, INC.

By

Steve Russo

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

a Notary Public in and for said County, in

said State, hereby certify that Steve Russo
whose name as President of Triple-R-Developers, 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

5th

day of

April

, 19 71.



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Shelby Cnty Judge of Probate, AL
04/07/1971 12:00:00 AM FILED/CERT

Theodore S. Touchstone
Notary Public