

This instrument was prepared by

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2104 Lynngate Drive
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Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of \$181,500.00

DOLLARS,

to the undersigned grantor, J. J. NOLEN BUILDER, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
LARRY EUGENE WATTS and wife, ROSE B. WATTS

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County:

Lot 17, according to Riverchase Country Club, Third Addition Residential Subdivision, as recorded in Map Book 7 page 53 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the Year 1984 are a lien, but not due and payable until October 1, 1984. Parcel ID: 58-11-7-35-0-003-002.48.

2. Public utility easements as shown by recorded plat, including 10 foot easement on the Southeast, the East and Northeast sides of lot.

3. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential), recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 and amended by Deed Book 348 Page 449 in probate office.

4. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 25 Page 614 and covenants pertaining thereto recorded in Misc. Book 25 Page 621 in Probate Office.

5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Probate Office, in Deed Book 111 Page 624 and Deed Book 127 Page 140.

\$75,000.00 of the purchase price recited above was paid from a mortgage loan closed 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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 23rd day of November 1983

ATTEST:

J. J. NOLEN BULDER, INC.

STATE OF ALABAMA

COUNTY OF SHELBY

Secretary

By J. J. Nolen

President

1983 DEC -6 AM 8:19

See MTS. 440

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 23rd day of November 1983

Notary Public