

(Name).....(Mrs.) Martha B. Mullins

(Address).....1031 South 21st. Street Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty-two thousand and NO/100-----DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, McKindley Freeman and Sue Freeman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
✓ J & S Homes, Inc.(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 87, according to Map of Meadow Brook, Fifth Sector, First Phase, as recorded in Map Book 8, Page 109, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. 35 foot building set back line from Stratford Lane as shown on recorded map.
3. 15 foot utility easement over the Southwest side of said lot as shown on recorded map.
4. Transmission line permits to Alabama Power Company recorded in Deed Book 324, Page 460, Deed Book 324, Page 470, and Deed Book 349, Page 802, in Probate Office.
5. Title to minerals underlying caption lands with mining rights and privileges belonging thereto.
6. Agreements with Alabama Power Company recorded in Misc. Book 48, Page 880, and in Misc. Book 52, Page 193, in Probate Office.
7. Declaration of Protective Covenants as recorded in Misc. Book 50, Page 828, and in Misc. Book 50, Page 948, in Probate Office.
8. Easements as to underground cables as recorded in Misc. Book 52, Page 197, in Probate Office.
9. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.
10. Liability under this binder is limited to amount actually disbursed from proceeds of loan secured by instrument identified in Schedule A, hereto, but increases as each disbursement is made in good faith and without knowledge of any defect in, or object to title to the face amount of the binder.
11. Statutory liens for labor or material which now have gained or may hereafter have gained priority over the lien of said mortgage where no notice thereof appears of record.

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

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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, we have hereunto set our hands(s) and seal(s), this 20th, day of February, 1984.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT WAS FILED (Seal)

1984 FEB 23 AM 9:26 (Seal)

JUDGE OF PROBATE (Seal)

McKindley Freeman (Seal)

Sue Freeman (Seal)

(Seal)

STATE OF ALABAMA

Shelby

COUNTY

General Acknowledgment

I, Martha B. Mullins, a Notary Public in and for said County, in said State, hereby certify that McKindley Freeman and Sue Freeman whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th. day of February, A. D., 1984.

1031 So. 21st St.
B'ham, AL 35205Martha B. Mullins
Notary Public.