

STATUTORY WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Twenty-eight Thousand Dollars (\$28,000.00) to the undersigned Grantor, Ted P. Sarris, a married person, (hereinafter called Grantor), in hand paid by L & M Homes, Inc., (hereinafter called Grantee), the receipt of which is hereby acknowledged, the Grantor does hereby grant, bargain, sell and convey unto the Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 67, according to the Survey of Meadow Brook, Second Sector, First Phase as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad Valorem taxes for 1985, which the Grantee herein will assume and pay.
2. Existing rights-of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property.
3. 35' Building line as shown by recorded map.
4. 10' Easement on rear as shown by recorded map.
5. Agreement with Alabama Power company as recorded in Misc. Volume 48, Page 880, in the Probate Office of Shelby County, Alabama.
6. Right-of-way to Alabama Power Company as recorded in Volume 313, Page 862; Volume 313, Page 864; and Volume 313, Page 872, in said Probate Office.
7. Restrictions as recorded in Misc. Volume 21, Page 742 and Volume 25, Page 825, in said Probate Office; and,
8. Mineral and mining rights and rights incident thereto as recorded in Volume 313, Page 923, in said Probate Office.

This is not homestead property.

TO HAVE AND TO HOLD to the Grantee, its heirs and assigns forever.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 27th day of June, 1985.

Return to:
L & M Homes, Inc.
Post Office Box 175
Jemison, Alabama 35085

Ted P. Sarris
TED P. SARRIS

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STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Ted P. Sarris, a married person, whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and seal this 27th day of June, 1985.

Phillip J. Sarris
NOTARY PUBLIC

PHILLIP J. SARRIS
NOTARY PUBLIC
ALABAMA STATE AT LARGE
MY COMMISSION EXPIRES 5/18/1986

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STATE OF ALA. SHERIFF CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUN 28 AM 9:39

Phillip J. Sarris, Jr.
JUDGE OF PROBATE

Rec'd tax 28.00
Rec. 5.00
Ind. 1.00
34.00