

This instrument was prepared by
(Name) John L. Hartman, III
(Address) P. O. Box 846
Birmingham, Alabama 35201

WARRANTY DEED-

STATE OF ALABAMA }
SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Two Hundred and no/100 (\$18,200.00)-----DOLLARS

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

Ronnie Foster, a single man and Sharon Y. Butler, a single woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Land Developers Construction Company, Inc.

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

Lot 33, according to the map and survey of Riverchase West, Third Addition, Residential Subdivision, as recorded in Map Book 7, Page 139. Mineral and mining rights excepted.
Situated in Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Ten feet Northwesterly side and 10 feet Southerly side, for public utilities, sanitary sewers, storm sewers and storm ditches as shown by recorded plat; (3) Restrictions as recorded in Misc. Volume 14, Page 536, and amended in Misc. Volume 17, Page 550 in the said Probate Office; (4) Restrictions in favor of Alabama Power Company as recorded in Misc. Volume 30, page 443; (5) Right of Way to Alabama Power Company as recorded in Volume 320, Page 349, in the said Probate Office; (6) Agreement with regard to underground residential utility distribution with Alabama Power Company, as recorded in Misc. Volume 30, Page 428, in the Probate Office of Shelby County, Alabama; (7) Right of Way to South Central Bell Telephone Company as recorded in Volume 300, Page 254, in the said Probate Office.

The entire purchase price recited above has been paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And ~~X~~ (we) do for ~~XXXX~~ (ourselves) and for ~~XXXX~~ (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that ~~XXXX~~ (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that ~~X~~ (we) have a good right to sell and convey the same as aforesaid; that ~~X~~ (we) will and ~~XX~~ (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 hands(s) and seal(s), this 3rd day of July, 1985

STATE OF ALABAMA }
SHELBY COUNTY }

1985 JUL 10 PM 3:23

Rec 250
Ind 100 (Seal)
350 (Seal)

Ronnie Foster (Seal)
Sharon Y. Butler (Seal)
7/3/85 (Seal)

STATE OF ALABAMA }
JEFFERSON COUNTY }

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Ronnie Foster, a single man and Sharon Y. Butler, a single woman 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of July, A.D. 1985

Carla H. Dale
Notary Public