

1523

(Name) Kathryn C. Fallon

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-8 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 FORTY-FIVE THOUSAND AND NO/100----- DOLLARS,

to the undersigned grantor, FRANK HAYNIE HOMEBUILDERS, INC. a corporation,  
in hand paid by

CHOICE BUILDERS, INC.

the receipt of which is hereby acknowledged, the said FRANK HAYNIE HOMEBUILDERS, INC.

does by these presents, grant, bargain, sell and convey unto the said CHOICE BUILDERS, INC.

the following described real estate, situated in Shelby County, Alabama.

Lot 17, according to the survey of Heatherwood, Sector 3, as recorded in Map Book 8, Page 29, A & B, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

Building setback line of 35 feet reserved from St. Annes Drive as shown by plat.

Public utility easements as shown by recorded plat, including a 10 foot easement on the Easterly side and a 5 foot easement on the Northerly side and Southerly side.

Restrictions, covenants, and conditions as set out in instrument recorded in Misc. Book 37, Page 537 in Probate Office.

Right-of-way granted to South Central Bell by instrument recorded in Real Volume 4, Page 597 in Probate Office.

Easement to Alabama Power Company as shown by instrument recorded in Deed Book 318, Page 16, in the Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 981 and covenants pertaining thereto recorded in Misc. Book 39, Page 980 in Probate Office.

TO HAVE AND TO HOLD, To the said

CHOICE BUILDERS, INC.

their heirs and assigns forever.

And said FRANK HAYNIE HOMEBUILDERS, INC. does for itself, its successors  
and assigns, covenant with said

CHOICE BUILDERS, INC., their

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

CHOICE BUILDERS, INC., their

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

IN WITNESS WHEREOF, the said FRANK HAYNIE HOMEBUILDERS, INC.

by its

President, FRANK HAYNIE

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 26th day of July, 19 85.

ATTEST:

Deed TAX \$5.00  
Rec 2.50  
Jud 1.00  
48.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
Secretary

By

Frank Haynie

President

STATE OF Alabama

COUNTY OF Shelby

NOTARY

1985 JUL 30 AM 8:45

JUDGE OF PROBATE

the undersigned a Notary Public in and for said County, in  
said State, hereby certify that FRANK HAYNIE  
whose name as President of FRANK HAYNIE HOMEBUILDERS, 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 26TH day of July, 19 85..

Kathryn C. Fallon  
Notary Public