

This instrument was prepared by

(Name) Jeannie Wade

(Address) 100 Chase Park South, Suite 128
Birmingham, AL 35244

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 Two-Hundred, Thirty-Five Thousand and no/100 (\$235,000.00) DOLLARS,
to the undersigned grantor, WADE BUILDERS, 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
John T. Campbell, an unmarried man

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

Lot 604-A, according to a Resurvey of Lot 604, Riverchase Country Club, 14th Addition, and a Resurvey of 605-A, of a Resurvey of lots 605 and 614 as recorded in Map Book 9, page 57 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes due in the year 1986 which are a lien but not due and payable until October 1, 1986.
2. 50 foot building line as shown by recorded map.
3. 10 foot easement on rear as shown by recorded map.
4. Right of way to Alabama Power Company recorded in Volume 353, page 979 in the Probate Office of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Real 55, page 172 in saide Probate Office.
6. Restrictions recorded in Real 55, page 171; Volume 354, page 256; Misc. Volume 14, page 536 and Misc. Volume 17, page 550 in said Probate Office.
7. Mineral and mining rights and rights incident thereto recorded in Volume 127, page 140 in said Probate Office.

\$215,000.00 of the purchase price recited above were 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 _____ Secretary, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of March, 1986

ATTEST: Deed tax 20.00
2.50
1.00

Secretary

By William H. Wade, Jr.
WADE BUILDERS, INC. President

STATE OF Alabama
COUNTY OF Shelby
I, the undersigned

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1986 APR -3 AM 11:11

a Notary Public in and for said County, in said State,

hereby certify that William H. Wade, Jr. _____
JUDGE OF PROBATE

whose name as President of Wade Builders, Inc. 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 27th day of March, 1986

John T. Campbell
Campbell & Campbell

Jeannie Wade
Notary Public

BOOK 066 PAGE 701