

THIS INSTRUMENT PREPARED BY:
Gene M. Sellers
1 Independence Plaza, Suite 520
Birmingham, Alabama 35209

CORPORATION FORM WARRANTY DEED - (WITHOUT SURVIVORSHIP)
STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty-one Thousand and No/100 \$31,000.00) Dollars, to the undersigned Grantor, Osborn Enterprises, Inc., a corporation, in hand paid by Grantee, Krista S. Campbell, Mason, the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto the said Grantee the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 3, according to the survey of Mountain Ridge Estates, 1st Sector, as recorded in Map Book 7, Page 100, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes due in the year 1986, a lien not yet payable.
2. 50 foot building set back line from Meadow Brook Drive as shown by plat.
3. Utility easements as shown by recorded plat, including a 5 foot easement on the Easterly side, and a 7.5 foot easement on the South, Southwesterly and West sides.
4. Restrictions, covenants and conditions recorded in Misc. Book 28, Page 232, in the Probate Office.
5. Transmission Line Permit to Alabama Power Company recorded in Deed Book 316 page, 470 in Probate Office.
6. Agreement with Alabama Power Company recorded in Misc. Book 28, Page 277 and covenants pertaining thereto recorded in Misc. Book 28, Page 272 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 5, Page 353 in Probate Office.
8. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.

TO HAVE AND TO HOLD, To the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear of all encumbrances, except as shown 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 Grantee, her heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Osborn Enterprises, Inc., by its President, Gary S. Osborn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 17th day of MARCH, 1986.

ATTEST:

Mildred H. Osborn
MILDRED H. OSBORN
NOTARY PUBLIC
SHELBY COUNTY, ALABAMA

OSBORN ENTERPRISES, INC.

By *Gary S. Osborn*
Gary S. Osborn

1. Deed Tax \$ 3.50
2. Mtg. Tax
3. Recording Fee 2.50
Notary Fee 1.00
TOTAL 34.50

STATE OF ALABAMA, 1986 APR -3 PM 2:01
COUNTY OF JEFFERSON.

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gary S. Osborn, whose name as President of Osborn Enterprises, 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 17th day of MARCH, 1986.

5171 Colonial Park Road
Birmingham 35213

Gene M. Sellers
Notary Public

