

This instrument was prepared by

(Name) WALLACE, ELLIS, HEAD & FOWLER, ATTORNEYS AT LAW

(Address) COLUMBIANA, ALABAMA 35051

Form 1-1-6 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 SEVENTEEN THOUSAND AND NO/100 (\$17,000.00)----- DOLLARS,

to the undersigned grantor, Rux Carter Insurance Agency, Inc., a corporation,  
in hand paid by Jack W. Lippeatt, Sr.

the receipt of which is hereby acknowledged, the said Rux Carter Insurance Agency, Inc.

does by these presents, grant, bargain, sell and convey unto the said Jack W. Lippeatt, Sr.

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

Lot 5, according to the survey of Shelby Shores, Bentley Addition as recorded in Map Book 10, page 65, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama, subject to building setback line of 50 feet reserved from Coosa River as shown by plat, restrictions, covenants and conditions as set out in instrument recorded in Real 76 page 565 in Probate Office, transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 225, pages 918 and 921 in Probate Office, right-of-way granted to Alabama Power Company and South Central Bell by instrument recorded in Deed Book 225 page 453 and Deed Book 260 page 706 in Probate Office, and flood rights acquired by Alabama Power Company as set out by instrument recorded in Deed Book 253 pages 116 and 120 in the Probate Office.

Less and except mineral and mining rights not owned by the grantor.

The grantor agrees to pay the 1987 ad valorem taxes which will become due and payable on October 1, 1987.

TO HAVE AND TO HOLD, To the said Jack W. Lippeatt, Sr.

his heirs and assigns forever.

And said Rux Carter Insurance Agency, Inc.  
and assigns, covenant with said Jack W. Lippeatt, Sr.

does for itself, its successors

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

Jack W. Lippeatt, Sr., his  
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Rux Carter Insurance Agency, Inc.

by its

President, George Bentley

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 30th day of December, 19 86.

ATTEST:

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

RUX CARTER INSURANCE AGENCY, INC.

1986 DEC 30 AM 2:15

Secretary

By

George Bentley

President

STATE OF

ALABAMA  
JUDGE OF PROBATE

COUNTY OF SHELBY

I, the undersigned authority a Notary Public in and for said County, in  
said State, hereby certify that George Bentley  
whose name as President of Rux Carter Insurance Agency, 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 30th day of

December

1986

NOTARY PUBLIC  
Reggie J. Jackson  
Notary Public