

224
\$31,500 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

Send Tax Notice To:

Janney Homes, Inc.
2421 Wine Ridge Dr.
Birmingham, AL 35244

This Instrument Was Prepared By:

C. M. Moncus, Esquire
Corley, Moncus, Bynum & De Buys, P.C.
2100 16th Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty One Thousand Five Hundred and no/100 Dollars (\$31,500.00) to the undersigned Grantor, Brookhaven Properties III, 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 Janney Homes, Inc. (herein referred to as Grantee) the following described real estate, situated in the State of Alabama, County of Shelby, to-wit:

Lot 15, according to the survey of Altadena Woods, Fourth Sector, as recorded in Map Book 10, Page 62 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1987 are a lien, but not due and payable until October 1, 1987;
2. Easements and building line as shown on recorded map;
3. Transmission Line permit to Alabama Power Company recorded in Deed Book 139, Page 571 in Probate Office and Deed Book 117, Page 607, in Probate Office;
4. 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 138, Page 119 in Probate Office;

BOOK 128 PAGE 594

Central Bank of the So.

5. Agreement in regard to access road as set out in Settlement Agreement in Misc. Book 39, Page 959 in Probate Office.

\$124,425.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, its heirs, successors and assigns forever.

And Grantor does for itself and for its heirs, successors and assigns covenant with the said Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Brookhaven Properties III, Inc., by its VICE PRESIDENT, KATHY J. OWENS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of April, 1987.

BROOKHAVEN PROPERTIES III, INC.

By: Kathy J. Owens
Its Vice President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy J. Owens whose name as Vice President of Brookhaven Properties III, 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, she, 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 23rd day of April, 1987.

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

1987 MAY -4 PM 2:19

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

Frances A. Seal
Notary Public

1. Notary Fee	_____
2. Notary Fee	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>