

1682

This instrument was prepared by:
(Name) Douglas D. Eddleman
(Address) 510 Bank for Savings Bldg.
B'ham, AL 35203

Send Tax Notice to:
Crain Construction, Inc.
4520 Pine Mountain Rd., Birmingham, AL 35213

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

\$67,500 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

That in consideration of *SIXTY-SEVEN THOUSAND FIVE HUNDRED (\$67,500.00) and 00/100 DOLLARS*

to the undersigned grantor, Eddleman/Phillips Development Company, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Eddleman/Phillips Development Company

(herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto

Crain Construction, Inc.

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

Lot 78 according to the survey of Meadow Brook, 18th Sector, as recorded in Map Book 10, Page 26, in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors, heirs and assigns, covenant with said GRANTEES, their successors and assigns, that 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, heirs and assigns shall, warrant and defend the same to the said GRANTEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand by its duly authorized partner this 4th day of June, 19 87.

ATTEST:

Douglas D. Eddleman
Douglas D. Eddleman, Partner

Maurice H. Phillips
Maurice H. Phillips, Partner

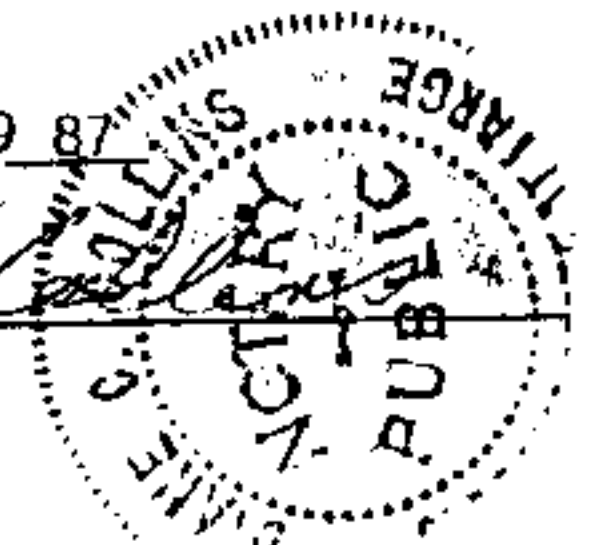
STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as General Partner in Eddleman/Phillips Development Company, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 4th day of June, 19 87.

James C. [Signature]
NOTARY PUBLIC



Central Bank of the So.

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice H. Phillips, whose name as General Partner in Eddleman/Phillips Development Company, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 4th day of June, 19 87.

Gene C. Collins
NOTARY PUBLIC



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

1987 JUN 26 AM 10:37

Thomas A. Swannick, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>67.50</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>73.50</u>

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