

2077

✓ Affus Bank
A Federal Savings Bank
Riverchase Branch
P. O. Box 36577
Birmingham, AL 35236

McKnight & Wirtes
22 Inverness Center Parkway
Suite 610
Birmingham, Alabama 35243
(205) 995-9665

STATE OF ALABAMA }

COUNTY OF SHELBY }

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

The sum of Twenty Nine Thousand Five Hundred and no/100 Dollars (\$29,500.00) the undersigned Shewmake Development, Inc. (hereinafter referred to as ("Grantor") in hand paid by The Islander, Inc., d/b/a Islander Builders (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 15 of Sector 2, of the Brookhaven Subdivision as described and recorded in Map Book 11, Page 4 in the Office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following restrictions:

1. 1987 ad valorem taxes due October 1, 1987.
2. Mineral and mining rights as recorded in Deed Volume 121, Page 294; Deed Book 127, Page 140; Deed Book 111, Page 625; Deed Book 181, Page 385; Deed Book 233, Page 505; Deed Book 223, Page 274 and 505; and Deed Book 321, Page 624.
3. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 102, Pages 53 and 55; Book 104, Page 213; Deed Book 107, Page 121; Book 161, Page 493; Book 103, page 43; and Book 273, Page 814.
4. Flood easement as recorded in Probate Office of Shelby County, Alabama, as follows: Deed Book 284, Pages 881 and 885 and Deed Book 285, Page 54.

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5. Right of Way granted to Shelby County as recorded in Misc. Book 1, Page 534 and Misc. Book 3, Page 276.

6. Right of Way granted to South Central Bell Telephone Company as recorded in Deed Book 320, Page 928, Shelby County, Alabama.

7. Easements and building line as shown on recorded map.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantor.

TO HAVE AND TO HOLD to said Grantee, The Islander, Inc., d/b/a Islander Builders, its successors and assigns forever.

And the Grantor does, for itself, and its heirs, legal representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor 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 same to the said Grantee, The Islander, Inc., d/b/a Islander Builders, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Shewmake Development, Inc., caused this conveyance to be executed this the 23 day of July, 1987.

SHEWMAKE DEVELOPMENT, INC.

BY: Jack Shewmake
JACK SHEWMAKE, President

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STATE OF ALABAMA }

COUNTY OF SHELBY }

I, the undersigned authority, in and for said county in said state, hereby certify that Jack Shewmake, whose name as President of Shewmake Development, Inc., is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument he, as such President and with full authority, executed the same voluntarily on the day the same bears date as the act of said corporation.

Given under my hand and official seal this 23rd day of July, 1987.

W. Davis Burgess
Notary Public

My Commission Expires 9/23/90

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

1987 JUL 29 AM 8 03

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Land Tax	<u>\$29.50</u>
2. Mfg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>38.00</u>