

692

6.00
41.50

SEND TAX NOTICE TO:

Wade A. Yates

4531 Valley Dale Rd.
Birmingham AL 35243

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Moore Development, Inc., an Alabama corporation, hereinafter called "Grantor," and Wade A. Yates and wife, Ann B. Yates, hereinafter collectively called "Grantee".

The Grantor, for and in consideration of Thirty Five Thousand One Hundred Dollars and 00/100 (\$35,100.00) in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Wade A. Yates and wife, Ann B. Yates, as joint tenants with the right of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Lot 90 Survey of Hickory Ridge as recorded in Map Book 11 Page 59, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Easements, conditions, restrictions, set-back lines, right-of-ways and limitation of record as shown on the recorded survey and also the Restrictions recorded in Real Record 153 beginning at Page 992 in the office aforesaid.
2. Grantee acknowledges that Grantee is aware that the property within the Hickory Ridge Subdivision including lots and streets is located in an area where sinkholes have occurred, and that neither Grantor, Shelby County nor anyone affiliated with the Grantor or Shelby County make any representations that the Subdivision lots and streets are safe or are suitable for residential construction. Grantee for itself, its successors and assigns does forever release Grantor from any damages arising out of surface or subsurface conditions of the property. This release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and others hold under or through Grantee.
3. 35-Foot building set back line from Hickory Ridge Drive, as shown on recorded map.
4. 7.5-foot utility easement across the North, East and most Southerly lot lines as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140, in Probate Office.

BOOK 159 PAGE 415

F.N.B.C

6. Release of damages as shown in deed recorded in Real Record 108, Page 150, in Probate Office of Shelby County, Alabama.
7. Easement to The Water Works and Sewer Board of the City of Birmingham, as recorded in Real Record 144, Page 878, in Probate Office.

To have and to hold the said above described property unto the said Grantee together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto their heirs and assigns forever.

IN WITNESS WHEREOF, Moore Development, Inc. has caused this conveyance to be signed by and through its President, Donald B. Moore, who is authorized to execute this conveyance, on this the 30 day of October, 1987.

MOORE DEVELOPMENT, INC.
an Alabama corporation

By *Donald B. Moore*
Donald B. Moore, its President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald B. Moore, whose name as President of Moore Development, Inc., an Alabama 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 30 day of October, 1987.

Melissa J. Cox
Notary Public
My commission expires: 8-7-91

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

1987 NOV 10 PM 3:09

Thomas A. Ritchie
JUDGE OF PROBATE

1. Deed Tax	\$ 35.50
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	41.50

This conveyance was prepared by: Thomas A. Ritchie, Ritchie and Rediker, Attorneys at Law, 312 North 23rd Street, Birmingham, Alabama, 35203.