

1149

Send Tax Notice To:

Vernon R. Ray, Jr.
3168 Bradford Place
Birmingham, Alabama 35242

STATE OF ALABAMA)
SHELBY COUNTY)

\$161,880.

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, in consideration of One Dollar (\$1.00) and other good and valuable consideration paid to the undersigned VERNON R. RAY, JR. and JEFFREY P. VANTOSH (collectively, the "Grantors") by VALLEYDALE PARTNERSHIP, an Alabama general partnership (the "Grantee"), the receipt and sufficiency of which is hereby acknowledged by the Grantors, the Grantors hereby grant, bargain, sell and convey unto the Grantee the parcels of real estate described on Exhibit A attached hereto together with all improvements thereon and appurtenances thereto (the "Property").

This conveyance is subject to the items noted on the Certificates of Title, dated February 17, 1988, issued by Cahaba Title, Inc. and attached hereto as Exhibits B and C.

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

The Grantors, for themselves, their heirs, executors and administrators, hereby covenant with the Grantee, its successors and assigns that:

(a) the Grantors are lawfully seized in fee simple of the Property;

(b) the Property is free from all encumbrances, except as noted above;

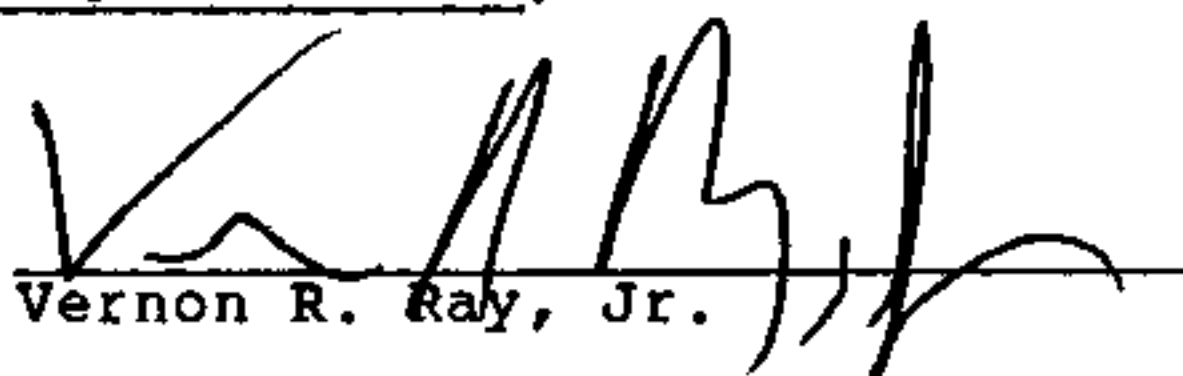
(c) the Grantors have a good right to sell and convey the Property as aforesaid; and

(d) the Grantors, their heirs, executors and administrators shall warrant and defend the same to the Grantee, its successors and assigns forever, against the lawful claims of all persons.

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Berkowitz, Lefkowitz
1100 Fair Ctr.
B'ham AL 35203

IN WITNESS WHEREOF, the Grantors have hereunto set their hands and seals this 1st day of March, 1988.


Vernon R. Ray, Jr.

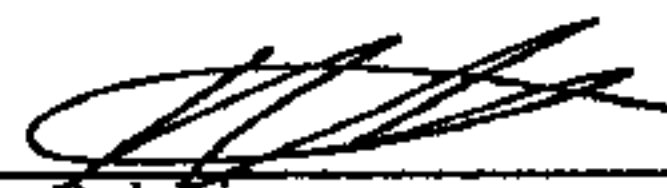

Jeffrey P. Vantosh

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that VERNON R. RAY, JR. and JEFFREY P. VANTOSH, whose names are signed to the foregoing Warranty Deed and who are known to me, acknowledged before me on this day that, being informed of the contents of said instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 1st day of March, 1988.


Notary Public

My Commission Expires: 5/27/90

THIS INSTRUMENT PREPARED BY:
D. J. Simonetti
1100 Financial Center
Birmingham, Alabama 35203

5204S

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EXHIBIT A

PARCEL I:

Parcel of land situated in the N W 1/4 of the S E 1/4 of Section 16, Township 19 South, Range 2 West, Shelby County, Alabama and being more particularly described as follows:
Commence at the Northeast Corner of the NW 1/4 of the SE 1/4 of Section 16, Township 19 South, Range 2 West; thence run West along the North line of said 1/4 1/4 section a distance of 203.13 feet to the point of beginning; thence continue along the last described course a distance of 204.96 feet; thence turn left 91 deg. 25 min. 15 sec. and run South a distance of 418.4 feet to the North right of way line of County Road #17; thence turn left 114 deg. 11 min. 20 sec. and run Easterly along said right of way line a distance of 205.63 feet; thence turn right 5 deg. 53 min. and continue Easterly a distance of 129.3 feet; thence turn left 91 deg. 44 min. and run North a distance of 307.25 feet to the point of beginning; being situated in Shelby County, Alabama.

PARCEL II:

Commence at the NE corner of NW 1/4 of SE 1/4 of Section 16, Township 19, Range 2 West, thence west along 1/4 1/4 line 557 feet to center of old dirt road; thence 130 deg. 30 min. left 467.5 feet; thence 46 deg. right 93.3 feet; thence 19 deg. left 182.2 feet to Valleydale Road right of way; thence northeasterly along Valleydale Road 306.5 feet to Riches Corner; thence North 2 deg. 30 min. west and parallel to East boundary line of said forty 423 feet to point of beginning; being situated in Shelby County, Alabama.

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EXHIBIT B

CERTIFICATE OF TITLE

36908

TO: Mr. D. J. Simonetti

PRESENT RECORD OWNER: Vernon R. Ray, Jr. and Jeffery P. Vantosh

PURCHASERS: N/A

SCHEDULE A

COMPLETE LEGAL DESCRIPTION OF THE PREMISES TO BE CONVEYED, LOCATED IN
Shelby COUNTY, ALABAMA (Description on reverse side).

SCHEDULE B

- SECTION 1. Showing requirements to be complied with, including deeds and mortgages to be required, defects to be removed or eliminated and liens and encumbrances to be satisfied of record.
- A. () Properly executed, delivered and recorded Warranty Deed from Present Owner to Purchasers.
 - () Properly executed, delivered and recorded mortgage, if applicable.
 - B. (X) Mortgages and liens to be paid and satisfied:
 - 1. Mortgage from Vernon R. Ray, Jr. and Jeffery P. Vantosh to Raymond H. Steele, dated August 23, 1985, in amount of \$115,000.00, and recorded in Real 43 page 290 and corrected and the mortgagee was correctly changed to Richmond H. Steele and Katie Sue Steele, in Real 73 page 686 in Probate Office.
 - 2. North Shelby County Fire District dues to be paid in full. Phone 991-6439.
- SECTION 2. Showing defects, objections, liens and encumbrances, if any, which are to remain and to be shown as exceptions under Schedule B of the certificate:
- a. Taxes for the current year which are a lien, but not yet due and payable. Parcel ID: 58-10-5-16-0-001-012 1987 taxes paid in amount of \$392.70.
 - b. Municipal assessments, if any.
 - c. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record which should be disclosed by an accurate survey and inspection of premises.
 - d. Any possible unfilled mechanic's and materialmen's liens.
 - e. Mineral and mining rights are not insured.

The undersigned hereby certifies that: Based on a satisfactory abstract or examination of records as they affect the title to said real estate, it is the opinion of the undersigned that, subject to the requirements, liens, encumbrances and other objections noted under Schedule B hereof, the marketable fee simple title to said real estate as listed in Schedule A as of the date of this report is vested in the present owners as shown above.

This examination has been made by the undersigned covering a period from May 28, 1986, and reliance upon this opinion is specifically limited to the addressee.

This title is certified down to the 17th day of February, 1988.

By: William A. Bechthold, Jr.

Cahaba Title, Inc.
2068 Valleydale Road
Birmingham, Alabama
35244

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EXHIBIT C

CERTIFICATE OF TITLE

36962

TO: Mr. D. J. Simonetti

PRESENT RECORD OWNER: Vernon R. Ray, Jr. and Jeffrey P. Vantosh

PURCHASERS: N/A

SCHEDULE A

COMPLETE LEGAL DESCRIPTION OF THE PREMISES TO BE CONVEYED, LOCATED IN
Shelby COUNTY, ALABAMA (Description on reverse side).

SCHEDULE B

SECTION 1. Showing requirements to be complied with, including deeds and mortgages to be required, defects to be removed or eliminated and liens and encumbrances to be satisfied of record.

- A. () Properly executed, delivered and recorded Warranty Deed from Present Owner to Purchasers.
() Properly executed, delivered and recorded mortgage, if applicable.

- B. (x) Mortgages and liens to be paid and satisfied:

1. Mortgage from Vernon R. Ray, Jr. and Jeffrey P. Vantosh to Jefferson Federal Savings and Loan Association of Birmingham, dated August 23, 1985, in amount of \$60,000.00, and recorded in Real 39 page 259 in Probate Office.
2. North Shelby County Fire District dues to be paid to date. 'Phone 991-6439.

SECTION 2. Showing defects, objections, liens and encumbrances, if any, which are to remain and to be shown as exceptions under Schedule B of the certificate:

- a. Taxes for the current year which are a lien, but not yet due and payable. Parcel ID: 58-10-5-16-0-001-011 1987 taxes paid in amount of \$401.94.
- b. Municipal assessments, if any.
- c. Rights of parties in possession, deficiency in quantity of land, boundary line disputes, roadways, unrecorded easements or any matters not of record which should be disclosed by an accurate survey and inspection of premises.
- d. Any possible unfilled mechanic's and materialmen's liens.
- e. Right of way granted to Shelby County by instrument recorded in Deed Book 177 page 26 in Probate Office.
- f. Right of way granted to State of Alabama by instrument recorded in Deed Book 185 page 1 in Probate Office.
- g. Mineral and mining rights are not insured.

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR 16 AM 8:13

Thomas P. Simonetti, Jr.
JUDGE OF PROBATE

The undersigned hereby certifies that: Based on a satisfactory abstract or examination of records as they affect the title to said real estate, it is the opinion of the undersigned that, subject to the requirements, liens, encumbrances and other objections noted under Schedule B hereof, the marketable fee simple title to said real estate as listed in Schedule A as of the date of this report is vested in the present owners as shown above.

This examination has been made by the undersigned covering a period from August 27, 1985 and reliance upon this opinion is specifically limited to the addressee.

This title is certified down to the 17th day of February 1988.

By: *William A. Beckwith*

Cahaba Title, Inc.
2068 Valleydale Road
Birmingham, Alabama
35244

1. Deed Tax \$ 162.00
2. Mig. Tax _____
3. Recording Fee 12.50
4. Indexing Fee 1.00
TOTAL 175.50

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