

This instrument was prepared by:

(Name) D. Evan Veal
(Address) _____

Send Tax Notice to:

(Name) Parade Home Builders, Inc.
(Address) 2468 Savoy Street
Birmingham, AL 35226

WARRANTY DEED

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

55.00
3.50
58.50

That in consideration of Fifty Five Thousand Dollars and 00/100 (\$55,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, D. Evan Veal and wife Evelyn S. Veal; and Herbert M. Boyd and wife Emily V. Boyd; and N. Wray Allen and wife Anne S. Allen,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto Parade Home Builders, Inc.

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

Lot 13, according to the survey of Chase Park Estates, as recorded in Map Book 11, page 39 A & B, 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 1988 are a lien, but not due and payable until October 1, 1988. Parcel ID: 58-11-7-35-0-001-016.01. 1987 taxes paid in amount of \$45.47. Taxes are assessed for current use value (See 1975 Code of Alabama 40-7-25.3). We are informed by the Tax Assessors Office that an additional tax will be levied for the change in use for a 3 year period, retroactive.
2. Building setback line of 40 feet reserved from Chase Brook Circle as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument recorded in a 10 foot easement on the Westerly side in Probate Office.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 145 page 137 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 143 page 407 in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 145 page 718 and covenants pertaining thereto recorded in Real 145 page 708 in Probate Office.
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 111 page 625 in Probate Office.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 15th day of April, 19 88

D. Evan Veal
D. Evan Veal

Evelyn S. Veal
Evelyn S. Veal

Herbert M. Boyd
Herbert M. Boyd

Emily V. Boyd
Emily V. Boyd

N. Wray Allen
N. Wray Allen

Anne S. Allen
Anne S. Allen

1. Deed Tax \$ 55.00
2. Mig. Tax
3. Recording Fee \$ 2.50
4. Indexing Fee \$ 5.00
TOTAL \$ 62.50

STATE OF ALABAMA

Shelby

County

STATE OF ALA (Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
88 DEC -8 (Seal) 8:20

I, Merry M. Ash, a Notary Public in and for said County, in said State, hereby certify that D. Evan Veal and wife Evelyn S. Veal; Herbert M. Boyd and wife Evelyn S. Boyd; N. Wray Allen and wife Anne S. Allen whose name(s) are signed to the foregoing conveyance, and who are is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 15th day of April, 19 88

April 21, 1991

My Commission Expires:

Merry M. Ash
Notary Public

BOOK 216 PAGE 880

Copy made