

THIS INSTRUMENT PREPARED BY: JACK H. HARRISON, ATTORNEY AT LAW
ADDRESS: 2301 CITY FEDERAL BUILDING
BIRMINGHAM, AL 35203
(205) 251-7807

CORPORATION FORM WARRANTY DEED 993

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED (\$22,500.00) DOLLARS
to the undersigned grantor, OAK TREE ENTERPRISES, INC.-----a corporation,
in hand paid by DAVID J. LINCOLN and/or FREIDA LINCOLN,
the receipt of which is hereby acknowledged, the said OAK TREE ENTERPRISES,
INC.
does by these presents, grant, bargain, sell and convey unto the said
DAVID J. LINCOLN and/or FREIDA LINCOLN,

the following described real estate, situated in SHELBY COUNTY, ALABAMA

Lot 25, according to the survey of Linwood Estates, as recorded in Map Book
11 Page 45 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes. Taxes are assessed for current use value. Grantor
assumes no responsibility for any subsequent retroactive levy because of any
change in use.
 2. Building setback line of 35 feet reserved from Linwood Drive as shown by
plat.
 3. Transmission Line Permit to Alabama Power Company as shown by instrument
recorded in Deed Book 186 page 218; Deed Book 129 Page 560 and Deed Book 220
Page 57 in Probate Office.
 4. Title to all minerals within and underlying the premises, together with
all mining rights and other rights, privileges and immunities relating
thereto, including rights conveyed in Deed Book 171 Page 51 in the Probate
Office, also Deed Book 4 Page 376.
 5. Subject to easements and restrictions of record.
- TO HAVE AND TO HOLD, To the said GRANTEE, DAVID J. LINCOLN and/or FREIDA
LINCOLN,
heirs and assigns forever.

And said GRANTOR, OAK TREE ENTERPRISES, INC. does for itself, its
successors and assigns, covenant with said GRANTEE, DAVID J. LINCOLN and/or
FREIDA LINCOLN,
heirs and assigns, that it is lawfully seized in fee simple of said premises,
that they are free from all encumbrances, except as shown above, that it 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 the same to the said
DAVID J. LINCOLN and/or FREIDA LINCOLN its
heirs, executors and assigns forever, against the lawful claims of all
persons.

IN WITNESS WHEREOF, the said OAK TREE ENTERPRISES, INC., a corporation by
its

President, Margaret L. Lathum, who is authorized to execute this
conveyance, has hereunto set its signature and seal, this the 29th day of
March, 1989.

OAK TREE ENTERPRISES, INC.

Margaret L. Lathum
MARGARET L. LATHUM, Its President

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

89 APR 20 AM 9:52

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a *Thomas A. Brown*
Notary Public in and for said County, in said
State, hereby certify that MARGARET L. LATHUM whose name as President of Oak
Tree Enterprises, Inc. a 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, she, 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 29th day of March, 1989.

Courtney Mason *Dorrie W. Smith*
NOTARY PUBLIC 3-4-90

BOOK 235 PAGE 77