

THIS INSTRUMENT PREPARED BY:

BEN L. ZARZUR
2125 Morris Avenue
Birmingham, AL 35203

SEND TAX NOTICE TO:

J.E. Gordon
3166 Helena Road
Helena, AL 35080

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA)

SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED EIGHT THOUSAND NINE HUNDRED AND NO/100 DOLLARS, (\$108,900.00), to the undersigned grantor, Ken Lokey Homes, Inc., in hand paid by Ramallah American Club of Birmingham, Inc., the receipt of which is hereby acknowledged, the said Ken Lokey Homes, Inc., does by these presents, grant, bargain, sell and convey unto the said Ramallah American Club of Birmingham, Inc., the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 2, according to the survey of Stratford Place, Phase I, Final Plat, as recorded in Map Book 11 page 124 and corrected map recorded in Map Book 12 page 38 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

1. Ad valorem taxes due for the current year, 1990.
2. Building setback line of 20 feet reserved from Norridge Place as shown by plat.
3. Public utility easements as shown by recorded plat, including 10 feet within building setback line, 10 feet on the rear and West, and irregular in the southwesterly corner of lot.
4. Restrictions, covenants and conditions as set out in instrument recorded in Real 186 page 194 and amended in Real 192 page 348 and Real 246 page 513 in Probate Office.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 551 and Real 127 page 63 in Probate Office.
6. Easement to City of Pelham as shown by instrument recorded in Real 111 page 673 in Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 184 page 515 and covenants pertaining thereto in Real 181 page 68 in Probate Office.
8. 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 6 page 22 in the Probate Office.
9. Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property as shown by instrument recorded in Real 172 page 412 in Probate Office.
10. Case No. CV 89-0670, William E. Smitherman vs. Ken Lokey Homes, Inc., dated February 7, 1989, as filed in the Civil Court of Shelby County, Alabama.

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TO HAVE AND TO HOLD, TO the said Ramallah American Club of Birmingham, Inc., its heirs and assigns forever. And said Ken Lokey Homes, Inc. does for itself, its successors and assigns, covenant with said Ramallah American Club of Birmingham, Inc., its 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 Ramallah American Club of Birmingham, Inc., its heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Ken Lokey Homes, Inc., by its Attorney-in-Fact and Sales Manager, Diane Grissom, who is authorized to execute this conveyance, has hereto set its signature and seal this the 17th day of October, 1989.

ATTEST:

KEN LOKEY HOMES, INC.

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

89 OCT 25 AM 9:54

By:

Diane Grissom
DIANE GRISSOM

Its: Attorney-in-Fact and Sales
Manager

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

STATE OF ALABAMA)

SHELBY COUNTY)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Diane Grissom, whose name as Attorney-in-Fact and Sales Manager of Ken Lokey Homes, Inc., 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 and as the act of said corporation.

Given under my hand and official seal this the 17th day of October, 1989.

Karen Sue Underwood
NOTARY PUBLIC

My Commission Expires: 6-23-93

1. Deed Tax -----	\$ 109.00
2. Mtg. Tax -----	\$ 5.00
3. Recording Fee -----	\$ 3.00
4. Indexing Fee -----	\$ 1.00
5. Notary Fee -----	\$ 1.00
6. Certified Stamp Fee --	\$ 1.00
Total -----	\$ 118.00