

Send tax notice to:  
J. Mervyn Nabors  
728 37th Street South  
Birmingham, Alabama 35222

744

This instrument prepared by:  
John E. Hagefstration, Jr.  
Bradley, Arant, Rose & White  
1400 Park Place Tower  
Birmingham, Alabama 35203

STATE OF ALABAMA )  
:  
SHELBY COUNTY )

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and No/100 Dollars (\$200,000.00) in hand paid to Douglas N. Beezley and wife, Teri A. Beezley (hereinafter referred to as "Grantors") by J. Mervyn Nabors (hereinafter referred to as "Grantee"), the receipt and sufficiency of which are hereby acknowledged, the said Grantors do, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 9, according to the Survey of Meadowbrook 5th Sector, 3rd Phase, as recorded in Map Book 10, page 27 A and B, in the Office of the Judge of Probate of Shelby County, Alabama.

**SUBJECT TO:**

1. Current ad valorem taxes.
2. Restrictions appearing of record in Real Volume 87, page 690.
3. Easement for sewer as granted to Daniel Properties as recorded in Real Volume 43, page 611.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of their exercise of such rights as recorded in Volume 40, page 265, and Volume 32, page 306.
5. Agreement with Alabama Power Company as shown in Real Volume 89, page 980.
6. Terms, agreements and right-of-way to Alabama Power Company as recorded in Real Volume 89, page 983.

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BOOK 368 PAGE 85

7. Right-of-way granted to Alabama Power Company by instrument(s) recorded in Real Volume 84, page 190.
8. 35 foot building setback line from Keswick Circle as shown on recorded map.
9. Covenant and conditions as set out in deed from Billy D. Eddleman to Van Lowrey and Mike Hyde Homebuilders, Inc. recorded in Real Volume 92, page 780, relating to release of liability and damages for earthquakes, sinkholes, conditions of the soil, etc.

\$150,000.00 of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Grantee, his heirs and assigns forever.

And said Grantors do for themselves, their heirs and assigns, covenant with said Grantee, his heirs, executors, and assigns, that they are lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth hereinabove; that they have a good right to sell and convey the same as aforesaid; and that they will, and their heirs, executors, and assigns shall, warrant and defend the same to the said Grantee, his heirs, executors, and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands and seals on this the 6<sup>th</sup> day of October, 1991.

  
Douglas N. Beezley

  
Teri A. Beezley

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Douglas N. Beezley and wife, Teri A. Beezley, whose names are signed to the foregoing instrument and who are known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 6<sup>th</sup> day of October, 1991.

*Lucas N. Williams*  
Notary Public

My commission expires \_\_\_\_\_ MY COMMISSION EXPIRES MARCH 9, 1995

[NOTARIAL SEAL]

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

91 OCT 11 AM 11:08

*Thomas W. Lawrence, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	50.00
2. Reg. Tax	
3. Recording Fee	7.50
4. Indexing Fee	3.00
5. No Tax Fee	
6. Certified Fee	1.50
Total	61.50