

STATE OF ALABAMA)
SHELBY COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of ONE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$120,000.00) to the undersigned GRANTOR in hand paid by the GRANTEEES herein, the receipt whereof is acknowledged, WILLIAM STUART COMPANY, INC. (GRANTOR) does grant, bargain, sell and convey unto SUNSHINE MANOR, INC. (GRANTEE), the following described real estate situated in JEFFERSON COUNTY, ALABAMA to-wit:

Lot 01, according to the Survey of SHADOW WOOD PARK as recorded in Map Book 13, Page 130, in the Probate Office of Shelby County Alabama. Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1995 which constitute a lien, but are not due and payable until October 1, 1995.
2. Building set back of 45 feet reserved from Valleydale Road and 35 feet reserved from street as shown by plat.
3. Public easements as shown by recorded plat, including 10 feet on the Northerly side of the lot.
4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges, immunities relating thereto, including rights set out in Deed 4, Page 542 in said Probate Office.
5. Restrictions, covenants and conditions as set out in instruments recorded in Real 242 Page 950, amended in Real 255, Page 162 and as recorded in Instrument# 1994-27638 in said Probate Office.
6. Right of way granted to South Central Bell by instrument recorded in Real 257, Page 166 in said Probate Office.
7. Covenant releasing Grantor and predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions that may now or hereafter exist or occur or cause damage to subject property, as set out on Map Book 13, Page 130, in said Probate Office.
8. Restrictions, covenants and conditions as set out on Map Book 13, Page 130, in said Probate Office.
9. GRANTEE shall have the sole responsibility for the installation and maintenance of the landscape of the island as long as GRANTOR still owns Lots 2 and 3 of subject subdivision.

\$ ALL OF THE CONSIDERATION WAS PAID FROM A MORTGAGE LOAN.

TO HAVE AND TO HOLD unto the said GRANTEE, its successors and assigns forever.

GRANTEE understands that acceptance of this deed constitutes acceptance of all of the terms, conditions and obligations as hereinabove set out.

IN WITNESS WHEREOF, the said GRANTOR has caused this conveyance to be executed this the 2nd day of December 1994.

WILLIAM STUART COMPANY, INC.

By: 

WILLIAM J. WILKENS, JR.
ITS PRESIDENT

12/05/1994-35720
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-35720

GRANTEE
SUNSHINE MANOR, INC.

By: *Diane B. Horton Pres.*
DIANE B. HORTON
ITS PRESIDENT

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that WILLIAM J. WILKENS, JR. whose name as President of William Stuart Company, Inc. an Alabama 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 said conveyance, he, 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 of office this 2nd day of December, 1994.

[Signature]
Notary Public
My Commission Expires: 11/09/98

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that DIANNE B. HORTON whose name as SUNSHINE MANOR, 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 this conveyance, she as such officer with full authority, executed the same voluntarily on the day the same bears date for and as the act of said corporation.

Given under my hand and official seal of office this the 2nd day of December, 1994.

[Signature]
Notary Public
My Commission Expires: 11/09/98

PREPARED BY:
GENE W. GRAY, JR.
2100 SOUTHBRIDGE PARKWAY,
SUITE 650
BIRMINGHAM, AL 35209

SEND TAX NOTICE TO:
SUNSHINE MANOR, INC.
112 WEATHERLY WAY
PELHAM, AL 35124

12/05/1994-35720
01:50 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1994-35720