

This instrument was prepared by

Send Tax Notice To: THOMAS P. WILLINGHAM

(Name) GENE W. GRAY, JR.

name

2116 CHESTNUT OAKS DRIVE

address

(Address) 2100 SOUTHBIDGE PARKWAY, #650
BIRMINGHAM, ALABAMA 35209

BIRMINGHAM, ALABAMA 35244

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF Jefferson)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THREE HUNDRED THOUSAND AND NO/100-----
-----DOLLARS (\$300,000.00)

to the undersigned grantor, ED GRAY HOMES, INC.

a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto THOMAS P. WILLINGHAM

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 2504, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 25TH ADDITION, AS RECORDED IN MAP BOOK 11 PAGE 9, IN THE OFFICE OF JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA; BEING SITUATED IN SHELBY COUNTY, ALABAMA. MINERAL AND MINING RIGHTS EXCEPTED.

THE PROPERTY CONVEYED HEREBY IS SUBJECT TO THE EXCEPTIONS AS DESCRIBED ON EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF.

\$220,000.00 of the consideration was paid from the proceeds of a mortgage loan.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its PRESIDENT who is authorized to execute this conveyance, hereto set its signature and seal,

this the 23rd day of October, 1995.

ATTEST:

ED GRAY HOMES, INC.

By

ED GRAY, PRESIDENT

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, GENE W. GRAY, JR.

a Notary Public in and for said County, in said State,

hereby certify that ED GRAY

whose name as PRESIDENT of ED GRAY HOMES, 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, 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, this the 23rd day of October, 1995

Notary Public

EXHIBIT "A"

ADVALOREM TAXES FOR THE YEAR 1996 WHICH ARE A LIEN, BUT NOT DUE AND PAYABLE UNTIL OCTOBER 01, 1996. BUILDING SETBACK LINE OF THIRTY FIVE FEET RESERVED FROM CHESTNUT OAKS DRIVE AS SHOWN BY PLAT.

PUBLIC EASEMENTS AS SHOWN BY RECORDED PLAT, INCLUDING TEN FEET ON THE EASTERLY SIDE OF LOT.

DECLARATION OF PROTECTIVE COVENANTS, AGREEMENTS, EASEMENTS, CHARGES AND LIENS FOR RIVERCHASE (RESIDENTIAL) RECORDED IN MISC. BOOK 14 BEGINNING AT PAGE 536, AS AMENDED IN MISC. BOOK 17, BEGINNING AT PAGE 550, AND INSTRUMENT #1992-15677 AND MAP BOOK 11 PAGE 9 AND NOTICE OF COMPLIANCE CERTIFICATE, RECORDED IN MISC. BOOK 34 PAGE 549 IN PROBATE OFFICE.

EASEMENT(S) TO ALABAMA POWER COMPANY AS SHOWN BY INSTRUMENT RECORDED IN REAL. 133 PAGE 611 IN PROBATE OFFICE.

AGREEMENT WITH ALABAMA POWER COMPANY AS TO UNDERGROUND CABLES RECORDED IN REAL. 140 PAGE 728 IN PROBATE OFFICE.

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 127 PAGE 140 IN PROBATE OFFICE.

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