

07/02/1997-20621
10:36 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NCD 12.00

Inst # 1997-20621

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

TODD LIPPEATT
439 CAMBRIAN RIDGE TRAIL
PELHAM, AL 35124

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY THREE THOUSAND NINE HUNDRED and 00/100 (\$93,900.00) DOLLARS to the undersigned grantor, B & S LAND DEVELOPMENT, INC. a corporation, in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR, does by these presents, grant, bargain, sell and convey unto TODD LIPPEATT, AN UNMARRIED MAN, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 65, ACCORDING TO THE SURVEY OF CAMBRIAN RIDGE, PHASE 3, AS RECORDED IN MAP BOOK 21, PAGE 147, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Any loss, claim, damage, or expense including additional tax due, if any arising from or due to the fact that ad valorem taxes for subject property have been paid under a current use assessment.
3. Transmission Line Permits to Alabama Power Company as recorded in Deed Book 141, page 596, in Probate Office.
4. Restrictive covenants as recorded in Instrument #1996-40563, in Probate Office.
5. 15-foot building set back line from Cambrian Ridge Trail as shown on recorded map.
6. 15-foot utility easement over the Southeast side of said lot as shown on recorded map.
7. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 168, page 985, in Probate Office.

\$93,184.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEES, their heirs and assigns, forever.

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted

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 GRANTEES, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, B & S LAND DEVELOPMENT, INC., by its PRESIDENT, ALVA BATTLE who is authorized to execute this conveyance, has hereunto set its signature, and seal, this the 23rd day of June, 1997.

B & S LAND DEVELOPMENT, INC.

By: Alva Battle
ALVA BATTLE, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ALVA BATTLE, whose name as PRESIDENT of B & S LAND DEVELOPMENT, 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 or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 23rd day of June, 1997.

Robert S. Peden
Notary Public

My commission expires: 7/16/98

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