

(RECORDING INFORMATION ONLY ABOVE THIS LINE)  
 This Instrument was prepared by: R. Shan Paden  
 PADEN & PADEN  
 Attorneys at Law  
 100 Concourse Parkway, Suite 130  
 Birmingham, Alabama 35244  
 STATE OF ALABAMA)  
 COUNTY OF SHELBY)

SEND TAX NOTICE TO:  
 LINDA S. CRENSHAW  
 431 CAMBRIAN RIDGE TRAIL  
 PELHAM, AL 35124

**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 LINDA S. CRENSHAW, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 69, 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. Taxes for the year beginning October 1, 1996 which constitutes a lien but are not yet due and payable until October 1, 1997.
2. Transmission line permits to Alabama Power Company as recorded in Deed Book 141, Page 596 in Probate Office.
3. Restrictive covenants as recorded in Inst. No. 1996-40563 in Probate Office.
4. 15-foot building set back line from Cambrian Ridge Trail as shown on recorded map.
5. 15-foot utility easement across the East side of said lot as shown on recorded map.
6. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Book 168, Page 985 in Probate Office.

\$89,200.00 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.

09/05/1997-28507  
 11:54 AM CERTIFIED  
 SHELBY COUNTY JUDGE OF PROBATE  
 DOZ MEL 16.00

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 27th day of August, 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 27th day of August, 1997.

Notary Public  
Notary Public

My commission expires: 7/16/98

Inst # 1997-28507

09/05/1997-28507  
11:54 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 MEL 16.00