

This instrument was prepared by



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Shelby Cnty Judge of Probate, AL
09/29/1971 12:00:00 AM FILED/CERT

(Name).....

(Address).....

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and no/00 (\$10.00) ----- DOLLARS,
and other good and valuable considerations,

to the undersigned grantor, Triple-R-Developers, Inc., a corporation,
in hand paid by Fred L. McDaniel

the receipt of which is hereby acknowledged, the said Triple-R-Developers, Inc.

does by these presents, grant, bargain, sell and convey unto the said Fred L. McDaniel

the following described real estate, situated in Shelby County, Alabama:

Lot 5, in Block 3, First Addition to Indian Hills Second Sector, as recorded
in Map Book 5 on Page 7 in the Probate Office of Shelby County, Alabama.

Subject to the following: (1) 1971 Ad Valorem taxes; (2) Restrictive covenants
and conditions recorded in Deed Book 247, Page 323; (3) 40-foot building set
back line from Indian Hill Road; (4) Utility Easement as shown on recorded plat
of subdivision; (5) Agreement relating to water system shown by instruments
recorded in Deed Book 229, Page 112, and in Deed Book 229, Page 109; (6) Trans-
mission line permits to Alabama Power Company and Southern Bell Telephone
and Telegraph Company recorded in Deed Book 238, Page 385, and in Deed Book
239 on Page 536; (7) Transmission line permit to Alabama Power Company re-
corded in Deed Book 179 on Page 380; and (8) Rights of parties in possession,
encroachments, overlaps, overhangs, unrecorded easements, violated restrict-
ive covenants, deficiency in quantity of ground, or any matters not of record,
which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD, To the said Fred L. McDaniel, his

heirs and assigns forever.

And said Triple-R-Developers, Inc. does for itself, its successors
and assigns, covenant with said Fred L. McDaniel, his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances 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
Fred L. McDaniel, his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Triple-R-Developers, Inc.

President, Steve Russo

has hereto set its signature and seal, this the 24

by its
, who is authorized to execute this conveyance,
day of June, 1971

ATTEST:

TRIPLE-R-DEVELOPERS, INC.

Norman B. Downey, Jr.
Secretary

By

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Steve Russo
whose name as President of Triple-R-Developers, 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 24th day of June, 1971.

Thelma A. Toussaint
Notary Public

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