

This instrument was prepared by

(Name) James J. Odom, Jr.
620 North 22nd Street
(Address) Birmingham, Alabama

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Shelby Cnty Judge of Probate, AL
04/12/1974 12:00:00 AM FILED/CERT

CORPORATION FORM WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand Five Hundred and no/100 - - - - - DOLLARS,

to the undersigned grantor, Birmingham Association of Home Builders, Inc. a corporation,
in hand paid by Leisure Homes, Inc.

the receipt of which is hereby acknowledged, the said Birmingham Association of Home Builders, Inc.

does by these presents, grant, bargain, sell and convey unto the said Leisure Homes, Inc.

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

Lot 2, Block 3, according to the Map of Gross' Addition to Altadena South 2nd Phase of 1st
Sector as recorded in Map Book 6, Page 17 in Probate Office of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Restrictive Covenants and Conditions filed for record on
22nd February, 1973, in Misc. Book 3 page 817; (3) 35 foot building set back line from
Stevens Creek Place and Mountain View Parkway affecting lots 1 & 2 and 4 to 12 and 50 foot
building set back line from Mountain View Parkway affecting lot 3; (4) Transmission line
permit to Alabama Power Company dated 5th Nov., 1936 and recorded in Deed Book 102 page 52
and transmission line permit to Alabama Power Company dated 19th April, 1957 and recorded in
Deed Book 187 page 377 in Probate Office; (5) Easements for public utilities, sanitary
sewers, storm sewers, open storm ditches, as shown on recorded Map of said subdivision;
(6) Title to minerals underlying caption lands with mining rights and privileges pertaining
thereto as reserved in Deed Book 4 page 376 and in Deed Book 5 page 356 in Probate Office.

TO HAVE AND TO HOLD, To the said Leisure Homes, Inc., its successors

~~here~~ and assigns forever.

And said Birmingham Association of Home Builders, Inc. does for itself, its successors
and assigns, covenant with said Leisure Homes, Inc., its successors

~~here~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 Leisure Homes, Inc., its successors

~~here~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Birmingham Association of Home Builders, Inc. by its
President, Ed N. Lacey, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 9th day of April, 1974.

ATTEST:

BIRMINGHAM ASSOCIATION OF HOME BUILDERS, INC.

Dan T. Burton

Secretary

By

Ed N. Lacey

STATE OF ALABAMA

COUNTY OF

I, the undersigned a Notary Public in and for said County, in
said State, hereby certify that Ed N. Lacey
whose name as President of Birmingham Association of Home Builders, 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 9th day of April, 1974

Notary Public