

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

4865
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Four Thousand and no/100 ----- DOLLARS,

to the undersigned grantor, Son & C Contractors, Inc. a corporation,
in hand paid by Langston & Griffin Construction Company

the receipt of which is hereby acknowledged, the said Son & C Contractors, Inc.

does by these presents, grant, bargain, sell and convey unto the said Langston & Griffin Construction Company

the following described real estate, situated in SHELBY County, Alabama, To-wit:

Lot 10 in Block 1 of the First Addition to Fall Acres Subdivision in Map Book 4 page 77 in the Probate Office of Shelby County, Alabama situated in and being a part of the S1/2 of the SW 1/4 of NW 1/4 of Section 2, Township 21 South, Range 3 West. Situated in Alabaster, Shelby County, Alabama.

Subject to Restrictive covenants and conditions recorded in Deed Book 256 pages 839 and 840. Restriction shown in deed: All lots are for residential purposes only and dwellings shall have a minimum of 1000 square feet in the main body of the house. No structures of a temporary nature such as tents, shacks, basements, garages or other buildings shall be used as a residence either temporarily or permanently and this covenant shall attach and run with the land.

Subject to rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive 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.

Subject to all covenants, restrictions, conditions, right of way and easements of record.

TO HAVE AND TO HOLD, To the said Langston & Griffin Construction Company

heirs and assigns forever.

And said Son & C Contractors, Inc. does for itself, its successors and assigns, covenant with said Langston & Griffin Construction Company

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 Son & C Contractors, Inc.

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

IN WITNESS WHEREOF, the said Son & C Contractors, Inc.

by its

President, David D. Coutta, Jr.

who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

8th

day of

April

1974

Son & C Contractors, Inc.

By

President

Secretary

BOOK 286 PAGE 443
ALABAMA SHELBY COUNTY
JUDGE OF PROBATE
DAVID D. COUTTA, JR.
1974 APR 17 PM 3:46
FILED

THE UNDERSIGNED

said State, hereby certify that David D. Coutta, Jr.

whose name as President of Son & C Contractors, 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.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 8th day of April

19740417000018220 1/1 \$0.00
Shelby Cnty Judge of Probate, AL
04/17/1974 12:00:00 AM FILED/CERT

Notary Public