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Shelby Cnty Judge of Probate, AL
04/22/1974 12:00:00 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: James J. Odom, Jr.
620 North 22nd Street
ADDRESS: Birmingham, Alabama

4927

Form 1-1-6

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

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nine Thousand, Four Hundred and No/100----- DOLLARS,

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

Gross Building Company, 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 Gross Building Company, Inc.

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

Lot 4, 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 the Probate Office of Shelby County, Alabama

SUBJECT TO: (1) Current taxes; (2) Restrictive covenants and conditions filed in Misc.
Book 3, Page 817; (3) 35 foot building set back line from Stevens Creek Place and Mountain
View Parkway affecting Lots 1 and 2 and 4 to 16 and 50 foot building set back line from
Mountain View Parkway affecting Lot 3; (4) Transmission line permit to Alabama Power
Company recorded in Deed Book 102, Page 52, and transmission line permit to Alabama
Power Company recorded in Deed Book 187, Page 377; (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
reserved in Deed Book 4, Page 376 and Deed Book 5, Page 356.

TO HAVE AND TO HOLD, To the said Gross Building Company, Inc., its successors

~~has~~ and assigns forever;

And said Birmingham Association of Home Builders, Inc. does for itself, its successors
and assigns, covenant with said Gross Building Company, Inc., its successors

~~has~~ 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 Gross Building Company, Inc., its successors

~~has~~ 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 18th day of April, 19 74.

ATTEST:

BIRMINGHAM ASSOCIATION OF HOME BUILDERS, INC.

By Ed N. Lacey
Ed N. Lacey, President

Dan T. Burton

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

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 18th day of April

Lorine S. Cantrell
Notary Public

BOOK 286 PAGE 496

U.C.C. FILE NUMBER OR
RECORDING OFFICE AS SHOWN ABOVE
974 APR 22 AM 8:45
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
BY