

America 32899

THIS INSTRUMENT PREPARED BY:

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

19760127000005140 1/1 \$.00
Shelby Cnty Judge of Probate, AL
01/27/1976 12:00:00AM FILED/CERT

1965

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 Seven Thousand, Five Hundred and No/100----- DOLLARS,

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

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

Lot 8, 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 for record on
February 22, 1973, in Misc. Book 3, Page 817; (3) A 35 foot building set back line from
Stevens Creek Place and Mountain View Parkway affecting Lots 1 and 2 and Lots 4 to 12 and
50 ft. building set back line from Mountain View Parkway affecting Lot 3; (4) Transmission
line permit to Alabama Power Company dated Nov. 5, 1936, and recorded in Deed Book 102,
Page 52, and transmission line permit to Alabama Power Company dated April 19, 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 said Probate Office.

TO HAVE AND TO HOLD, To the said Thurman Homes, Inc., its successors
~~herein~~ and assigns forever.

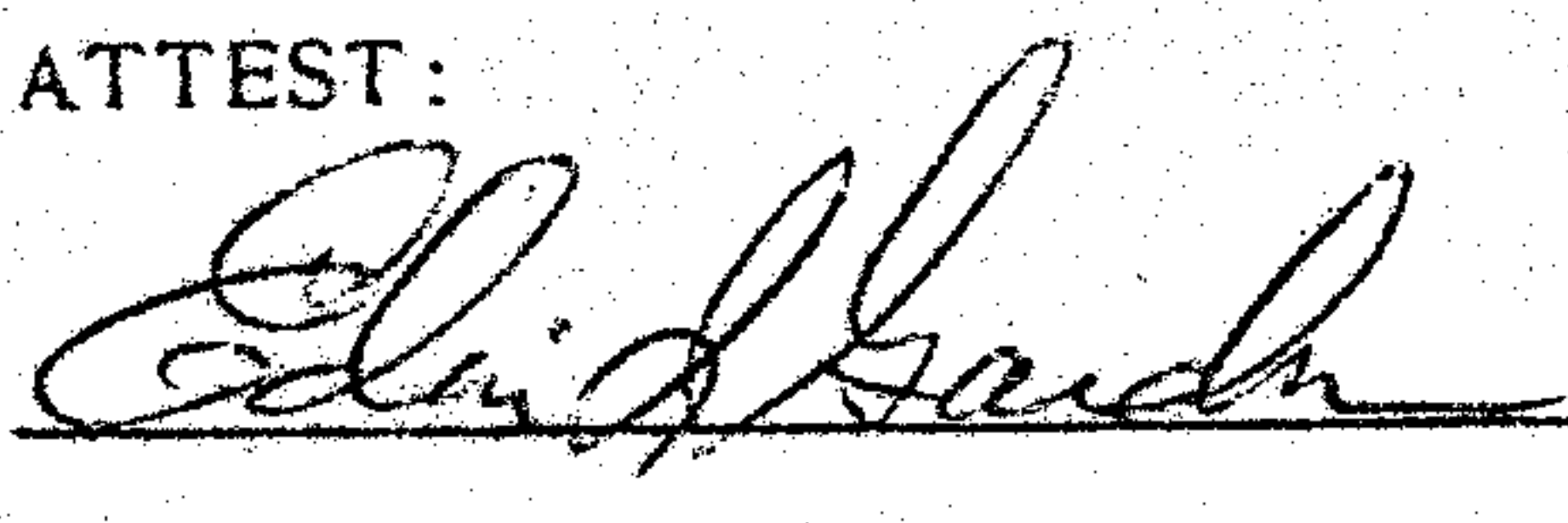
And said Birmingham Association of Home Builders, Inc. does for itself, its successors
and assigns, covenant with said Thurman Homes, Inc., its successors

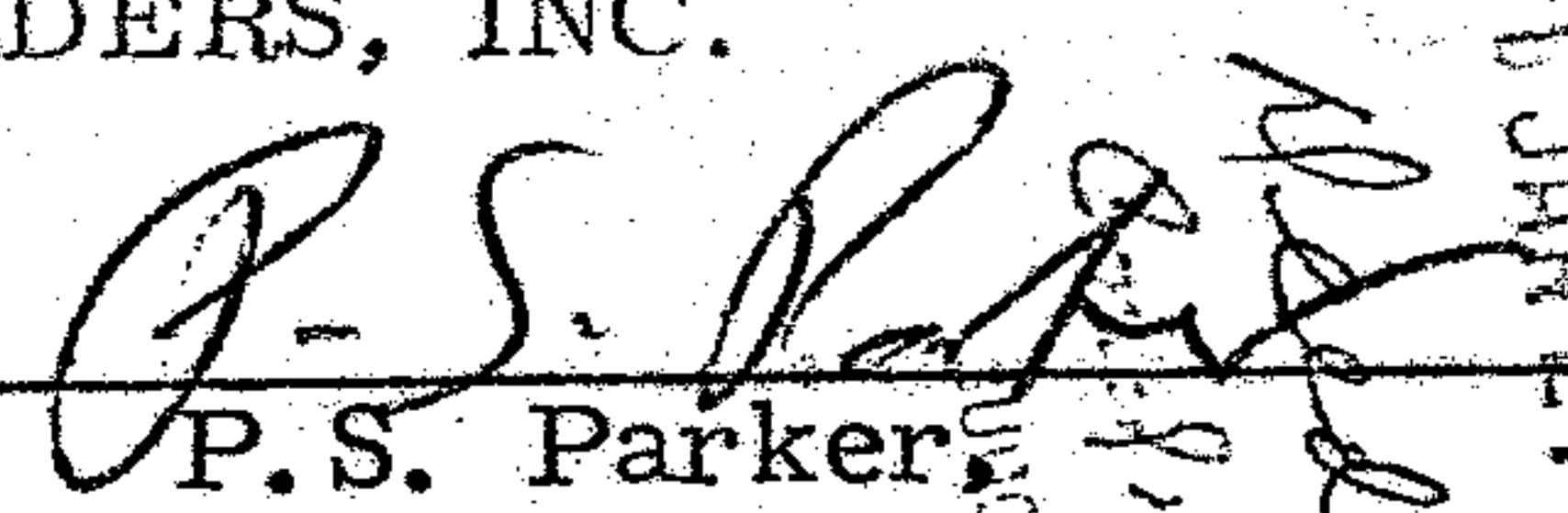
~~herein~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and
assigns shall, warrant and defend the same to the said Thurman Homes, Inc., its successors

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

IN WITNESS WHEREOF, the said Birmingham Association of Home Builders, Inc. by its
President, P.S. Parker, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 10th day of September, 19 75.

ATTEST:

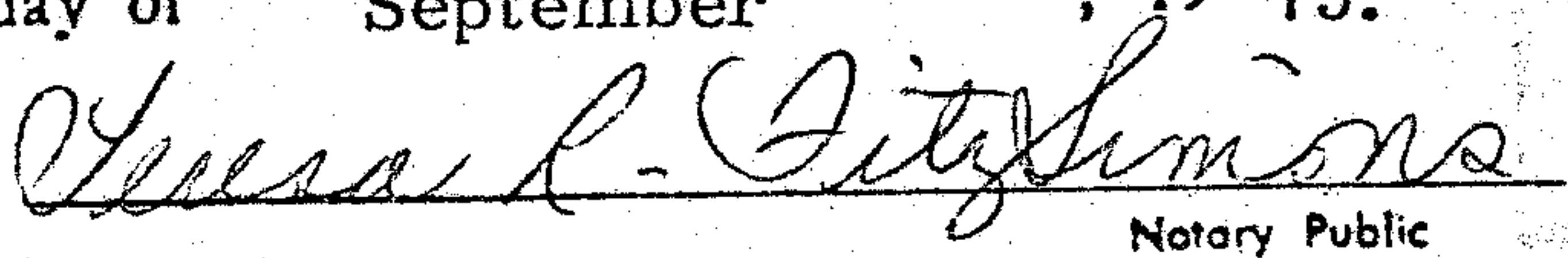

Secretary

BIRMINGHAM ASSOCIATION OF HOME BUILDERS, INC.
By 
P.S. Parker, President

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned said State, hereby certify that P.S. Parker
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 10th day of September, 19 75.


Notary Public