

THIS INSTRUMENT WAS PREPARED BY:

(Name) Kam McDaniel

(Address) 1641 Riderwood Trail

Birmingham, Alabama 35214

LAND TITLE COMPANY OF ALABAMA
BIRMINGHAM, ALABAMA

6397

WARRANTY DEED (CORPORATION)

THE STATE OF ALABAMA,

JEFFERSON

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Eight Thousand and no/100

DOLLARS

to the undersigned grantor A & S Development Corporation

in hand paid by Awtrey Building Corporation

the receipt whereof is hereby acknowledged, the said A & S Development Corporation

does grant, bargain, sell and convey unto the said Awtrey Building Corporation

the following described real estate, to-wit:

Lot 16, Block 2, according to Awtrey and Scott Addition to Altadena South as recorded in Map Book 5, page 121, in the Probate Office of Shelby County, Alabama amended by Map Book 5, page 123, in the said Probate Office.

This conveyance executed subject to the following:

1. Taxes due in the year 1976 which are a lien but not due and payable until October 1, 1976.
2. Easement and building line as shown by recorded map.
3. Mineral and mining rights and rights incident thereto recorded in Volume 4, page 466, & Volume 5, page 356, in the Probate Office of Shelby County, Alabama.
4. Easement to Alabama Power Company recorded in Volume 102, page 52, and Volume 187, page 377, in said Probate Office.
5. Restrictions contained in Misc. Volume 3, page 468 and amended by Misc. Volume 3, page 873, in said Probate Office.
6. Easement to Alabama Power Company and Southern Bell Telephone and Telegraph Company recorded in Volume 279, page 57, in said Probate Office.

BOOK 200 PAGE 532



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Shelby Cnty Judge of Probate, AL
06/29/1976 12:00:00AM FILED/CERT

STATE OF ALABAMA
SHELBY COUNTY
1976 JUN 29 AM 9:58
Deed for 800
INSTRUMENT WAS FILED
JUDGE OF PROBATE

situated in Jefferson

County, Alabama.

TO HAVE AND TO HOLD unto the said Awtrey Building Corporation,

its successors ~~XXXX~~ and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said

Awtrey Building Corporation, its successors and assigns,

that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same unto the said Awtrey Building Corporation, its successors

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

IN WITNESS WHEREOF, the said A & S Development

has caused these presents to be executed by

Vice its President, duly authorized thereto, and attested by

its Secretary,

who affixed its corporate seal hereto, being duly authorized thereto, on this
the 23rd day of June, 1976

Attest:

By

Its Vice President.

Secretary.

THE STATE OF ALABAMA,

JEFFERSON

County.

I, the undersigned, a Notary Public

in and for said County, in said State, hereby certify that J. Gregg Scott, Jr., whose name as Vice President of the A & S Development Corporation

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 this 23rd day of June

19 76

Notary Public