This instrument was prepared by

136

KENNETH D. WALLIS
ATTORNEY AT LAW
(Name) SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HWY. SO.
(Address) VESTAVIA HILLS, AL 35216

19790705000084250 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/05/1979 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED - LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of Eighty Five Thousand Nine Hundred and No/100-- **DOLLARS,**

to the undersigned grantor, Lowder Construction Company of Alabama, Inc. **a corporation,**
in hand paid by Herbert Rich Anderson, an unmarried man

the receipt of which is hereby acknowledged, the said Lowder Construction Company of Alabama, Inc.
does by these presents, grant, bargain, sell and convey unto the said Herbert Rich Anderson, an unmarried man

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

Lot 6-B, Block 1, Resurvey and Subdivision of Lot 6, Block 1, Stone Ridge, according to the plat recorded in Map Book 7, Page 153, of the records in the Office of the Judge of Probate, Shelby County, Alabama.
Subject to the following:
1. Taxes for the year 1979.
2. 5 foot easement along rear lot line; 20 foot easement along rear lot line for aanitary sewer purposes.
3. 16 foot easement along Northeast lot line for drainage and driveway as shown on recorded plat.
4. Mineral and mining rights and rights incident thereto as recorded in Vol. 64, page 267, in said Probate Office.
5. Restrictinns appearing of record in Misc. Vol. 17, page 865 and Misc. Vol. Vol. 20, page 307, in said Probate Office.
$56,000.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 469

TO HAVE AND TO HOLD, To the said Herbert Rich Anderson, an unmarried man, his **heirs and assigns forever.**

And said Lowder Construction Company of Alabama, Inc. **does for itself, its successors** and assigns, covenant with said Herbert Rich Anderson, an unmarried man, his

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 Herbert Rich Anderson, an unmarried man, his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Lowder Construction Company of Alabama, Inc., **by its** Vice President, John M. Sadler **, who is authorized to execute this conveyance,** has hereto set its signature and seal, this the 2nd. **day of** July **, 19** 79.

ATTEST:

LOWDER CONSTRUCTION COMPANY OF BIRMINGHAM, INC.

By John M. Sadler
Vice **President**

JUL -5 AM 7:34
Secretary

JOHN M. SADLER/

Deed 30.00
Rec. 1.50
Ind. 1.00
32.50

Inst. 573-440

STATE OF ALABAMA }
COUNTY OF JEFFERSON }

I, the undersigned **a Notary Public in and for said County, in** said State, hereby certify that John M. Sadler, whose name as Vice President of Lowder Construction Company of Birmingham, 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 2nd. **day of** July **, 19** 79.

KENNETH D. WALLIS
ATTORNEY AT LAW
SUITE 107 COLONIAL CENTER
1009 MONTGOMERY HIGHWAY SOUTH
VESTAVI[redacted], ALABAMA 35216

KENNETH D. WALLIS
NOTARY
MY COMMISSION EXPIRES APRIL 13, 1981

Kenneth D. Wallis
Notary Public