THIS INSTRUMENT PREPARED BY:
Gene M. Sellers
1512 First National-So. Natural Bldg.
Birmingham, Alabama 35203

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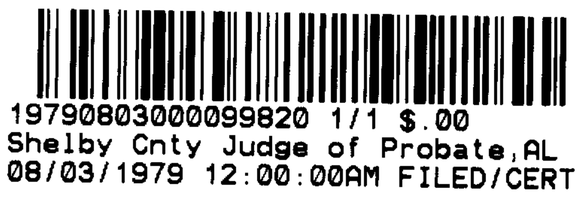
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Shelby Cnty Judge of Probate,AL
08/03/1979 12:00:00AM FILED/CERT

CORPORATION FORM WARRANTY DEED - JOINTLY WITH SURVIVORSHIP

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in condiseration of Twenty-Five Thousand and No/100 ($25,000.00) Dollars, to the undersigned Grantor, Osborn Enterprises, Inc., a corporation, in hand paid by Grantees, Crawford Nevins and wife, Beverly B. Nevins, the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell and convey unto the said Grantees, as joint tenants, with right of survivorship, the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 15, according to the Survey of Mountain Ridge Estates, First Sector, as recorded in Map Book 7, Page 100, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject to:
1. Taxes due in the year 1979, a lien not yet payable.
2. 50 foot building set back line from Meadow Brook Drive.
3. Utility easements as shown on recorded map.
4. Restrictive covenants and conditions recorded in Misc. Book 28, Page 232, in the Probate Office.
5. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
6. Agreement with Alabama Power Company in Misc. Book 28, Page 272, in the Probate Office.
7. Restrictive covenants as to underground cables in Misc. Book 28, page 277, which contain no reversionary clause.
8. Transmission line permit to Alabama Power Comany recorded in Deed Book 316, Page 470, in Probate Office.
9. Mineral and mining rights and rights incident thereto excepted in Deed Book 5, page 353, in the Probate Office.

BOOK 321 PAGE 254

TO HAVE AND TO HOLD, To the said Grantees, as joint tenants, with right of survivorship, their heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, convenant with said Grantees, their heirs and assigns, that it is lawfully seized in fee simple of said premises; that they are free and clear of all encumbrances, except as shown above; 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 Grantees, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Osborn Enterprises, Inc., by its President, Gary S. Osborn, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 29th day of May, 1979.

ATTEST:
Kenneth M. Osborn
Kenneth M. Osborn (Vice-President)

OSBORN ENTERPRISES, INC.
By Gary S. Osborn
Gary S. Osborn (President)

STATE OF ALA. SHELBY CO. CERTIFY THIS

STATE OF ALABMA

1979 AUG -3 AM 10:39

COUNTY OF

Thomas A. Thompson, Jr.
JUDGE OF PROBATE

I, the undersigned, a notary public in and for said county in said state, hereby certify that Gary S. Osborn, whose name as President of Osborn Enterprises, 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 29th day of May, 1979.

Gene M. Sellers
Notary Public

Crawford Nevins
3113 [redacted] Circle
Birmingham, AL 35243