


First Real Estate Corp. of Ala.P.O. Box 9Pelham, Alabama 35124WARRANTY DEEDSTATE OF ALABAMA
COUNTY OF SHELBY


19800815000090250 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
08/15/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Seventeen Thousand, Nine Hundred and Fifty Dollars and 00/100-- \$17,950.00 DOLLARS

to the undersigned grantor, Sunny Meadows, an Alabama General Partnership, in hand paid by Sherwood Stamps Construction Co., Inc.

the receipt of which is hereby acknowledged, the said Sunny Meadows, an Alabama General Partnership, does by these presents, grant, bargain, sell and convey unto the said Sherwood Stamps Construction Co., Inc.

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

Lot 1, in Block 5, according to the survey of Sunny Meadows, as recorded in Map Book 8, Page 18, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Current taxes; (2) Transmission Line Permits to Alabama Power Co. recorded in Deed Book 129, Page 128, Deed Book 139, Page 598, Deed Book 139, Page 540, Deed Book 134, Page 514 and Deed Book 220, Page 69; (3) Right-of-way to Shelby County recorded in Deed Book 216, Page 155; (4) Easement to Alabama Gas Corporation recorded in Deed Book 323, Page 667, and Deed Book 323, Page 671; (5) Agreement for underground transmission and distribution service to Alabama Power Company recorded in Deed Book 316, Page 465 and in Deed Book 326, Page 126; (6) Restrictions covenants and conditions as set out in Misc. Book 36, Page 881; (7) Public utility easements and building set back line as shown by recorded plat.

TO HAVE AND TO HOLD, to the said Sherwood Stamps Construction Co., Inc. its successors and assigns (~~their heirs and assigns~~) forever.

And said Sunny Meadows, an Alabama General Partnership, does for itself, its successors and assigns, covenant with said Sherwood Stamps Construction Co., Inc. its successors and assigns (~~their 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 Sherwood Stamps Construction Co., Inc. its successors and assigns (~~their heirs and assigns~~) forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Sunny Meadows, an Alabama General Partnership, by its General Partners Aubrey A. Byrd and Sherwood J. Stamps, who are authorized to execute this conveyance, have hereunto set their signatures and seals this the 8th day of August, 1980.

SUNNY MEADOWS, An Alabama General Partnership

By Aubrey A. Byrd
General Partner

By Sherwood J. Stamps
General Partner

1980 AUG 15 AM 8:41
Secnty. 404-797
JUDGE OF PROBATE

Rec. 3.00
Ind. 1.00
4.00

STATE OF ALABAMA)
COUNTY OF SHELBY)

19800815000090250 Pg 2/2 .00
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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aubrey A. Byrd and Sherwood J. Stamps whose names as General Partners of Sunny Meadows, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that being informed of the contents of the conveyance, they, in their capacity as such General Partners, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 8th day of August, 1980.

Jerrie C. Rochester
NOTARY PUBLIC
My Commission Expires: 12/6/83

BOOK 327 PAGE 947