


THIS INSTRUMENT PREPARED BY:

First Real Estate Corporation of
Alabama

P.O. Box 9

Pelham, AL 35124

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY


19800918000104670 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/18/1980 00:00:00 FILED/CERTIFIED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of
Eighteen Thousand, Two Hundred, Fifty and NO/100-----DOLLARS

to the undersigned grantor, Sunny Meadows, an Alabama General Partner-
ship, in hand paid by Scott & Williams 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 Scott & Williams Co., Inc.

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

Lot 3, in Block 1, 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 Alabam
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, Pa
69; (3) Right-of-way to Shelby County recorded in Deed Book 216, Page
(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) Restrict
covenants and conditions as set out in Misc. Book 36, Page 881; (7) Pu
utility easements and building set back line as shown by recorded plat

\$18,250 of above recited consideration was paid from a mortgage
loan closed simultaneously herewith.

TO HAVE AND TO HOLD, to the said Scott & Williams Co., Inc.
its successors and assigns ~~XXXXXXXXXXXXXXXXXXXX~~ forever.

And said Sunny Meadows, an Alabama General Partnership, does for
itself, its successors and assigns, covenant with said Scott & William
Co., Inc. its successors and assigns ~~(XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~, that it is lawfully seized in fee simple of said premise
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

Scott & Williams Co., Inc. its successors and assigns
~~XXXXXXXXXXXXXXXXXXXX~~ forever, against the lawful claims of all
persons.

Cahaba Title, Inc.

IN WITNESS WHEREOF, the said Sunny Meadows, an Alabama General Partnership, by its General Partners Sherwood J. Stamps and Roy L. Martin, who are authorized to execute this conveyance, have hereunto set their signatures and seals this the 12th day of September, 1980.

SUNNY MEADOWS, An Alabama General Partnership

By Roy L. Martin
General Partner

By Sherwood J. Stamps
General Partner

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1980 SEP 18 AM 9:08

See Mtg 405-837
Rec. 3.00
Ind. 1.00
4.00

James A. Snowden, Jr.
JUDGE OF PROBATE

19800918000104670 Pg 2/2 .00
Shelby Cnty Judge of Probate, AL
09/18/1980 00:00:00 FILED/CERTIFIED

BOOK 328 PAGE 556

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Sherwood J. Stamps and

Roy L. Martin 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 12th day of September, 1980.

Jerrie C. Rochester
NOTARY PUBLIC

My Commission Expires: 12-6-83

