

THIS INSTRUMENT PREPARED BY:

First Real Estate Corporation of Alabama

P. O. Box 9

Pelham, Alabama 35124

WARRANTY DEED

489

19810917000099910 Pg 1/2 .00
Shelby Cnty Judge of Probate, AL
09/17/1981 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

Eighteen Thousand, Four Hundred Fifty and NO/100 -----DOLLARS

to the undersigned grantor, Sunny Meadows, an Alabama General Partner-
ship, in hand paid by ROY MARTIN CONSTRUCTION, 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 ROY MARTIN CONSTRUCTION, INC.

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

Lot 2 , 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 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) Restriction
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 ROY MARTIN CONSTRUCTION, 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

ROY MARTIN CONSTRUCTION, INC. its successors and assigns (~~XXXXXXXXXXXX~~

~~XXXXXXXXXXXX~~), 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

ROY MARTIN CONSTRUCTION, INC.

its successors and assigns

(~~XXXXXXXXXXXXXXXXXXXX~~) forever, against the lawful claims of all

persons.

First Bank of Alabama

BOOK 334 PAGE 917

I, 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 10th day of September, 1981.

SUNNY MEADOWS, An Alabama General Partnership

By Roy L. Martin
General Partner

By Sherwood J. Stamps
General Partner

Deed TAX 18.50
Rec 3.00
Ind 1.00
26.50
STATE OF ALA. SHELBY CO.
I CERTIFY THIS STATEMENT WAS FILED
1981 SEP 17 AM 8:35
Thomas A. Shoups, Jr.
JUDGE OF PROBATE

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 10th day of September, 1981.

Jerrie C. Roark
NOTARY PUBLIC
MY COMMISSION EXPIRES 12/6/87

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