

This instrument was prepared by
(Name) J. Dan Taylor, Esq.
(Address) 2025 Fourth Avenue North
Birmingham, Alabama 35203

CORPORATION FORM WARRANTY DEED

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

That in consideration of Twenty Five Thousand Seven Hundred and 00/100 (\$25,700.00) DOLLARS, and the assumption of an existing first mortgage loan,

to the undersigned grantor, VANRELCO, INC., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JOHN WALTER BOONE, JR., & CAROLYN CRAVENS BOONE,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Jefferson County, Alabama, to wit:

Lot 34, according to the Map of Riverchase West - Dividing Ridge, as recorded in Map Book 6, page 108, in the Probate Office of Shelby County, Alabama

BOOK 337 PAGE 318

Subject to:

- (1) Taxes for 1982 and subsequent years. 1982 taxes are a lien but not due and payable until October 1, 1982.
- (2) Easements as shown on recorded map of said subdivision.
- (3) Declaration of protective covenants, easements, charges, and liens for Riverchase (Residential) recorded in Misc. Book 14, page 536, and amended restrictions in Misc. Book 17, page 550, in said Probate Office.
- (4) Oil, gas, petroleum and sulfur, together with all rights incident thereto, as reserved in deed from Wesley W. West, et al, to George W. Young, recorded in Deed Book 127, page 140 in said Probate Office.
- (5) Agreement with Alabama Power Company concerning electric service, dated April 23, 1976, recorded in Misc. Book 15, page 401, in Probate Office.
- (6) Agreement with Alabama Power Company as to underground cables, as recorded in Misc. Book 15, page 703, in Probate Office
- (7) Agreement with Alabama Power Company as to underground residential distribution as recorded in Misc. Book 16, page 351, in Probate Office.
- (8) Permit to Alabama Power Company recorded in Deed Book 300, page 357, in Probate Office.
- (9) Transmission line permits to Alabama Power Company recorded in Deed Book 101, page 569, in Deed Book 130, page 230, and in Deed Book 173, page 359, in Probate Office.
- (10) Permit to Alabama Power Company recorded in Deed Book 306, page 314, in Probate Office.

(11) Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

(12) That certain mortgage from Dale W. Carlson and wife, Pamela J. Carlson, to Jackson Company, dated September 12, 1977, recorded in Mortgage Book 369, page 391, which was assigned to Germantown Savings Bank, in Misc. Book 22, page 190, in the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his her or 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 GRANTEE, his, her, or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal, this the 4th day of January, 1982.

ATTEST

Jean Jones, Asst. Secretary

STATE OF Colorado
COUNTY OF Denver

VANRELCO, INC.

BY:

J. J. Camalick, Asst. Vice President

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

Asst. Vice
Whose name as President of VANRELCO, 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 4th day of January, 1982.

Paula R. Webb
Notary Public

My Commission expires:

9-3-85

1515 Arapahoe
Denver, Colorado

1982 JAN 12 AM 8:18

Deed 2600
Rec. 300
Fees 100

3000

