

This instrument was prepared by

(Name) Martin Clem

(Address) 3 Office Park Circle, Suite 240, Birmingham, AL 35223

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

JEFFERSON

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eleven Thousand Seven Hundred and no/100 Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Shelby Ridge Development Company, a partnership

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

A. D. Chandler Co., Inc.

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

Lot 70, according to the survey of Meadow Brook, 4th Sector, as recorded in Map Book 7, Page 67, in the Probate Office of Shelby County, Alabama.

The entire consideration of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

Subject to current taxes, easements and restrictions of record.

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

And I (~~we~~) do for myself (~~ourselves~~) and for my (~~my~~) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (~~we~~) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (~~we~~) have a good right to sell and convey the same as aforesaid; that I (~~we~~) will and my (~~our~~) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this day of April, 1983.

SHELBY RIDGE DEVELOPMENT COMPANY, a partnership

STATE OF ALABAMA, SHELBY CO.

(Seal)

By:

William Martin Clem, Jr.
William Martin Clem, Jr.

(Seal)

I CERTIFY THIS

COPIED INSTRUMENT WAS FILED

IN THE OFFICE OF THE CLERK

1983 MAY 16 AM 8:29

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

State @ Large

COUNTY

Rec'd 1.50
Paid 1.00
2.50

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that William Martin Clem, Jr., a partner of Shelby Ridge Development Company whose name 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 in his capacity as partner executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of April, A. D., 1983.

Patricia J. Yancy
Notary Public

First AL Bank

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