

(Name) James F. Burford, III
Suite 2900
(Address) 300 Vestavia Office Park
Birmingham, AL 35216

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124

Policy Issuing Agent for
Safeco Title Insurance Co.
TELEPHONE: 988-5600



WARRANTY DEED

1554

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Three Hundred Thousand and 00/100 (\$300,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, **OAK MOUNTAIN PROPERTIES III, An Alabama General Partnership**

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
ROBERT RILEY and ROBERT A. ENOCH

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

The N $\frac{1}{2}$ of SE $\frac{1}{4}$ and the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 22, Township 18 South, Range 1 West, Shelby
County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1984 and thereafter. (2) Right of ways and ease-
ments of record. (3) Ingress and egress to property conveyed.

\$225,000.00 of the consideration recited herein was derived from a purchase money wrap-
around mortgage which wraps around and is second and subservient to that certain mortgage
from grantor herein to MARTHA JAYNE POOLE YEILDING dated October 24, 1983 and recorded
in the office of the Judge of Probate, Shelby County, Alabama (herein the first mortgage)
and this conveyance is made subject to the said first mortgage.

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 (our) heirs, executors and administrators, covenant with said grantee, his,
her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all en-
cumbrances, unless otherwise stated 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 grantee, his, her or their
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 24
day of October, 19 83.

Deed Tax 75.00
Rec 1.50
Jud 1.00
77.50
1983 NOV -2 AM 9:23
See Mtg 438-629
JUDGE OF PROBATE

(SEAL) **OAK MOUNTAIN PROPERTIES III,** (SEAL)
An Alabama General Partnership

(SEAL) BY: Robert G. Rosser (SEAL)
ROBERT G. ROSSER, Its Managing Partner

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, JAMES F. BURFORD III, a Notary Public in and for said County and
in said State, hereby certify that Robert G. Rosser, as managing partner of Oak Mountain
Properties III, an Alabama General Partnership, 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 such partner, executed
the same voluntarily on the day the same bears date.

Given under my hand and official seal this 24 day of October, 1983.

NOTARY PUBLIC

My Commission Expires: 3-1-85