

This instrument was prepared by _____

(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

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Two Hundred Thousand and 00/100 Dollars (\$200,000.00)

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 W₁ of the NE₁ of Section 22, Township 18 South, Range 1 West, Shelby County, Alabama.

SUBJECT TO: (1) Taxes due in the year 1984 and thereafter. (2) Rights of way and easements of record. (3) Ingress and egress to conveyed property.

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\$150,000.00 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 the AmSouth Bank of Birmingham (formerly the First National Bank of Birmingham) as Trustee for the benefit of Mildred E. Poole (undivided 50% interest); William Lannon Poole, Jr. (undivided 25% interest); and Martha J. Poole Yeilding (undivided 25% interest) 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 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 encumbrances, 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.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
DOCUMENT WAS FILED

Deed Tax \$0.00

Rec 1.50

Ind 1.00 1983 NOV -2 AM 9:21

\$2.50 Fee H32-627

Arthur G. Shumaker
JUDGE OF PROBATE

(SEAL)

OAK MOUNTAIN PROPERTIES III,
An Alabama General Partnership

(SEAL)

(SEAL)

BY:

Robert G. Rosser
ROBERT G. ROSSER, Its Managing Partner

(SEAL)

(SEAL)

(SEAL)

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: 3-7-85