

12-53-

(Name) (Mrs.) Martha B. Mullins

(Address) 1031 South 21st. Street Birmingham, Alabama 35205

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty three thousand five hundred and NO/100----- DOLLARS,

to the undersigned grantor, Davis Development Company, a corporation,
in hand paid by Leo James Builders, Inc.

the receipt of which is hereby acknowledged, the said Davis Development Company,

does by these presents, grant, bargain, sell and convey unto the said Leo James Builders, Inc.

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

Lot 7, according to survey of Meadow Brook, Third Sector, as recorded in Map Book 7,
Page 66, in Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

This property is conveyed subject to the following:

1. Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.
2. 35 foot building set back line from Meadow Brook Road.
3. Utility easement across Northeast and Northwest side and in Northeast corner as shown on recorded map of said subdivision.
4. Restrictive covenants as recorded in Misc. Book 25, Page 781 in Probate Office of Shelby County, Alabama.
5. Permits to Alabama Power Company and South Central Bell as recorded in Deed Book 313, Pages 866, 868, and 870 in Probate Office of Shelby County, Alabama.
6. Permit to Alabama Power Company as recorded in Deed Book 146, Page 391, in Probate Office of Shelby County, Alabama.
7. Title to minerals underlying caption lands with mining rights and privileges as reserved in Deed Book 313, Page 927, in Probate Office.
8. Such state of facts as would be disclosed by an accurate survey and inspection of the premises.

(OVER)

TO HAVE AND TO HOLD, To the said

Leo James Builders, Inc.

heirs and assigns forever.

And said Davis Development Company
and assigns, covenant with said Leo James Builders, Inc.

does for itself, its successors

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said
President, John Davis

Davis Development Company,

by its

has hereto set its signature and seal, this the

7

day of October

, 19 83.

ATTEST:

John Davis

Secretary

By

John Davis

President

STATE OF Alabama

COUNTY OF Shelby

I, Martha B. Mullins, a Notary Public in and for said County, in
said State, hereby certify that John Davis
whose name as the President of Davis Development Company
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 7 day of October

, 19 83.

First Al. Bank
P.O. Box 47

B'ham, AL 35202

Martha B. Mullins
Notary Public

MY COMMISSION EXPIRES 16, 1987.

BOOK 352 PAGE 340

9. Liability under this binder is limited to amount actually disbursed from proceeds of loan secured by instrument identified in Schedule A, hereto, but increases as each disbursement is made in good faith and without knowledge of any defect in, or object to title to the face amount of binder.
10. Statutory liens for labor or material which now have gained or may hereafter have gained priority over the lien of said mortgage where no notice thereof appears of record.

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

BOOK 352 PAGE 341

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
1983 DEC 30 AM 11:13
see Mtg H41-393
THOMAS H. SHANDLER
CLERK OF PROBATE

Rec 3.00
Ind 1.00
4.00

DOWNTOWN OFFICE
First Alabama Bank
400 MONROE
P.O. BOX 10247
BIRMINGHAM, ALABAMA 35202

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF }

Office of the Judge of Probate:

Recording Fee \$
Deed Tax \$

THIS FORM FROM
Layyers Title Insurance Corporation
TITLE INSURANCE
BIRMINGHAM, ALABAMA

