

This instrument was prepared by

1196

(Name) (Mrs.) Martha B. Mullins

(Address) 1031 South 21st. Street

Birmingham, Alabama 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Thirteen thousand five 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, John B. Davis, partner, H. M. Davis, Jr., partner and Ted A. Holder, partner, doing business as Deerwood Lake, a partnership

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

Jerry T. Coss and wife, Brenda S. Coss

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

Lots 31 and 31-A, according to Map of Deerwood-Lake, as recorded in Map Book 6, Page 30, in the Probate Office of Shelby County, Alabama.

Situating in Shelby County, Alabama.

This property is conveyed subject to the following:

Taxes for 1984 and subsequent years. 1984 taxes are a lien but not due and payable until October 1, 1984.

Utility easements as shown on recorded map of said subdivision.

Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office.

Restrictions as shown on map of said subdivision.

Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company, dated April 18, 1975, and recorded in Deed Book 292, Page 353.

Transmission line permit to South Central Bell Telephone Company dated June 14, 1976, and recorded in Deed Book 299, Page 702.

Restrictive covenants as recorded in Misc. Book 9, Page 432, in Probate Office.

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.

No liability is assumed for possible unfilled mechanics' and materialmen's liens.

This deed is given to correct that certain deed recorded in Deed Book 355, Page 406.

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 the said GRANTEES, 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 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, we have hereunto set our hands(s) and seal(s), this 7 day of May, 1984.

Rec 2.50  
Ind 1.00  
3.50

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT (Seal)

1984 MAY 24 PM 9:31

Corrected

(Seal)  
JUDGE OF PROBATE

DEERWOOD LAKE,  
an Alabama General Partnership

John B. Davis, General Partner (Seal)

H. M. Davis, General Partner (Seal)

Ted A. Holder, General Partner (Seal)

STATE OF ALABAMA  
JEFFERSON COUNTY

I, Martha B. Mullins, a Notary Public in and for said county, in said State, hereby certify that John B. Davis, H. M. Davis, Jr., and Ted A. Holder, whose names as General Partners of Deerwood Lake, an Alabama General Partnership, are signed to the foregoing conveyance, and who are known to me, acknowledge before me on this day, that being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date, in their capacity as such Partners.

JACK T. Given under my hand and official seal this 7 day of May, 1984.

P. O.

Martha B. Mullins  
Notary Public