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Send Tax Notice To:

✓ John D. Coon
8647 Old Tennessee Pike
Road
Pinson, Alabama 35126

STATE OF ALABAMA)

SHELBY COUNTY)

WARRANTY DEED

THIS IS A WARRANTY DEED executed and delivered this 28 day of May, 1984, by STEPHENS WHOLESALE BUILDING SUPPLY COMPANY, INC., an Alabama corporation (hereinafter referred to as the "Grantor"), to JOHN D. COON, a resident citizen of Jefferson County, Alabama (hereinafter referred to as the "Grantee").

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of the sum of Sixteen Thousand Five Hundred (\$16,500.00) in hand paid by Grantee to Grantor, the Grantor does by these presents, grant, bargain, sell and convey unto the Grantee, JOHN D. COON, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 1, according to the survey of Meadow Brook, Second Sector, First Phase, as recorded in Map Book 7 page 65, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

TOGETHER WITH all appurtenances thereto belonging or in anywise appertaining and all right, title and interest of Grantor in and to any and all roads, alleys and ways bounding said premises.

This conveyance is subject to the following:

1. Taxes for the year 1984 are a lien, but not due and payable until October 1, 1984;
2. Building setback line of 35 feet reserved from Meadow Brook Road and Cumberland Trace as shown by plat;
3. Public utility easements as shown by recorded plat, including 10 foot easement on the North;
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 21 page 742 and amended in Misc. Book 25 page 825 in Probate Office;
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 146 page 391 in Probate Office;
6. Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 313 page 862; Deed Book 313 page 864 and Deed Book 313 page 872 in Probate Office; and
7. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 315 page 830 in Probate Office.

TO HAVE AND TO HOLD, to the said Grantee, his heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, his heirs, administrators and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, except as 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 Grantee, his heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed by its President duly authorized hereunto, on this 28 day of May, 1984.

STEPHENS WHOLESALE BUILDING
SUPPLY COMPANY, INC.

By Charles H. Stephens
Its: President

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Charles H. Stephens, whose name as President of Stephens Wholesale Building Supply Company, Inc., an Alabama corporation, is signed to the foregoing Warranty Deed, and who is known to me, acknowledged before me on this day that, being informed of the contents of said instrument, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal this the 28th day of May, 1984.



Linda Dail Ashe
NOTARY PUBLIC

My Commission Expires: 7-6-85

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT IS FILED
1984 JUN 11 PM 3:21
JUDGE [Signature]
Deed TAX 16.50
Rec 3.00
Ind 1.00
20.50