

This instrument was prepared by

(Name) Phyllis Howton

(Address) 1927 Old Hwy. 31
B'Ham, Al. 35244

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 Twelve Thousand Five Hundred and no/100 Dollars (\$12,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, or we,

Ronald Scott Gilbert and wife Jacqueline L. Gilbert

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

J.E. Bishop Homes, Inc.

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

Lot 30, according to the survey of Quail Run, Phase 111 as recorded in Map Book 7 page 159 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Ad Valorem Taxes for 1984;
2. Existing rights of way, encroachments, party walls, building restrictions, zoning, recorded/unrecorded easements, deficiencies in quantity of ground, overlaps, overhangs, any discrepancies or conflicts in boundry lines, or any matters not of record, if any, which would be disclosed by an inspection and survey of the property;
3. Building setback line of 35 feet reserved from Remington Circle as shown by plat;
4. Public utility easements as shown by recorded plat, including a 5 foot easement on the West, a 10 foot easement on the South and a 20 foot easement on the East;
5. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 31 page 968 and amended in Misc. Book 49 page 32 in Probate Office;
6. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 101 page 523 and Deed Book 319 page 54 in Probate Office;
7. Easement to Alabama Gas Corporation as shown by instrument recorded in Deed Book 206

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

(SEE BACK)

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 11th
day of August, 19 84.

Ronald Scott Gilbert

(SEAL)

(SEAL)

Jacqueline L. Gilbert

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF Alabama

Shelby

COUNTY }

General Acknowledgment

I, Phyllis Howton
in said State, hereby certify that

Ronald Scott Gilbert and Jacqueline L. Gilbert
a Notary Public in and for said County,

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged 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.

Given under my hand and official seal this 11 day of August, A.D. 19 84.

Phyllis H. Howton
Notary Public
June 2, 1985

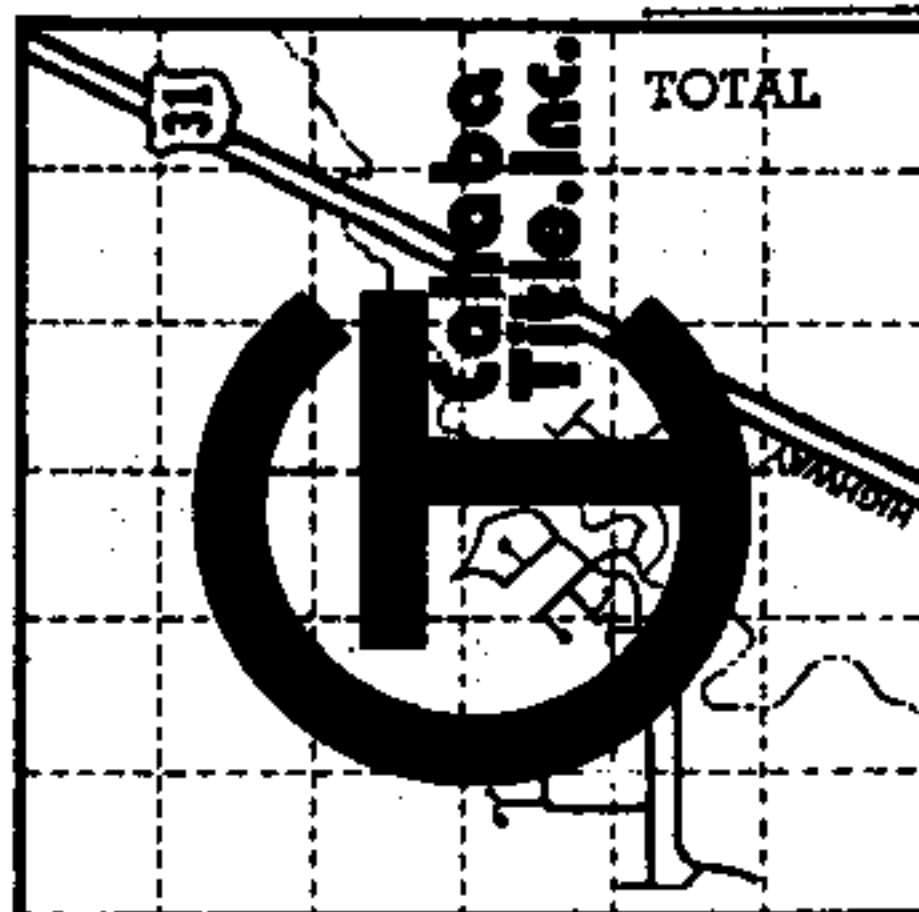
Return to:

BOOK 005 PAGE 581

TO

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF



TOTAL

Mortgage Tax \$
Deed Tax 12.50
Mineral Tax
Recording Fee 5.00
Index Fee 1.00

RECORDING FEES

\$ 18.50

Recording Fee \$
Deed Tax \$

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page 21 in Probate Office;

8. Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 32 page 214 and covenants pertaining thereto as recorded in Misc. Book 32 page 220 in Probate Office; and
9. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and innumities relating thereto, including rights conveyed in Deed Book 121 page 294 in Probate Office.

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

1984 OCT 16 AM 8:47