

This instrument was prepared by

This Form furnished by:

(Name) Nick Cairns & Greg Rushton

(Address) Alabaster, Al 35007



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

461

STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eleven Thousand and no/100 (11,000.00) DOLLARS,

to the undersigned grantor, Cairns, Scott-Long Company, an Alabama Partnership

(herein referred to as GRANTOR) in hand paid by the grantees herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Rushton Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabaster, Alabama, Lot 20, Block 4 According to the survey of Meadowlark as recorded in Map Book 7 Page 98 in the Probate office of Shelby County, Alabama.

Subject to:

1. Taxes due October 1, 1985.
2. Building setback line of 35 feet reserved from Siskin Drive as shown by plat.
3. Public utility easement as shown by recorded plat.
4. Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 Page 14 in Probate Office in Shelby County Alabama.
5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454 in said Probate Office.
6. Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in deed Book 317 Page 272 in said Probate Office.
7. Easement to South Central Bell as shown by instrument recorded in Deed Book 293 Page 334 and Deed Book 320 Page 887 in said Probate Office.

The entire purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, 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, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its Managing Partners President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 29th day of December 1984

ATTEST:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

INSTRUMENT TO BE

3.50

Secretary

1985 JAN 10 AM 11:47

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

CAIRNES, SCOTT-LONG COMPANY, AN Alabama Partnership

By:

By:

Its: General Partners

President

a Notary Public in and for said County, in said State,

hereby certify that Victor Scott and Nicholas C. Cairnes

General Partners of Cairnes, Scott-Long Company, an Alabama partnership, are whose name as / President of, 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, they as such general partners and with full authority, executed the same voluntarily for and as the act of said corporation partnership.

Given under my hand and official seal, this the

8th

day of

January

, 19 85.