

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Corporation Form Warranty Deed

1356

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of EIGHTY-EIGHT THOUSAND EIGHT HUNDRED AND NO/100 (\$88,800.00) DOLLARS,

to the undersigned grantor, DON KIRBY CONSTRUCTION, INC. a corporation

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

JAMES R. SHROYER, an unmarried man

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

Lot A, Sector B, according to the survey of The Homestead, as recorded in Map Book 8 page 167 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Restrictions, covenants and conditions as set out in instrument recorded in Real 3 page 840 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 107 page 531; Deed Book 142 page 418; Deed Book 165 page 116 and Deed Book 175 page 284 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as shown by instrument recorded in Real 1 page 359 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 15 page 897 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables as shown by instrument recorded in Misc. Book 57 page 129 in Probate Office of Shelby County, Alabama.

Alabama Power Company flood rights as shown by Lis Pendens Book 4 page 382, which case CA 66-769 is pending on appeal in the United States District Court.

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 Real 1 page 672 in Probate Office of Shelby County, Alabama.

\$71,000.00 of the 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 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 18th day of March, 1986

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT IS CORRECT

deed tax 1800

Rec 250
And 100

DON KIRBY CONSTRUCTION, INC.

1986 MAR 25 AM 9:37

Secretary

21.50 By

Don Kirby,

President

STATE OF ALABAMA

JUDGE OF THE COURT

COUNTY OF SHELBY

I, the undersigned

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

hereby certify that

Don Kirby

whose name as President of DON KIRBY CONSTRUCTION, INC., 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 18th day of March, 1986.

David G. Gable
Notary Public