

523991

10,000

REAL 595 PAGE 528

SEND TAX NOTICE TO:

(Name) PARK LANE PROPERTIES

(Address) 807 RIVERCHASE PARKWAY WEST
B-HAM 35244

This instrument was prepared by

(Name) James A. Holliman

(Address) 1610 Fourth Avenue North, Bessemer, Alabama 35020

Form 1-1-27 Rev. 1-88

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA
JEFFERSON COUNTY

KNOW ALL MEN BY THESE PRESENTS:

42.00
3.32
45.50

That in consideration of Forty-two thousand and no/100 ----- (\$42,000.00) ----- DOLLARS

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

C. Anthony Shelton and wife, Suzanne T. Shelton

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Park Lane Properties, Inc.

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

Lot 711, according to the survey of Riverchase Country Club, 7th Addition, Residential Subdivision, as recorded in Map Book 8, Page 176 in the Probate Office of Shelby County, Alabama, and in Map Book 140, Page 18 in the Probate Office of Jefferson County, Alabama, Bessemer Division; being situated partly in Shelby County and partly in Jefferson County, Alabama.

Subject to:

1. Taxes for the year 1986.
2. Building setback line of 50 feet reserved from Fairway View Lane as shown by plat.
3. Public utility easements as shown by recorded plat, including a 10 foot easement on the West side.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for Riverchase (Residential) recorded in Misc. Book 14 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550, and further amended by Real 3 Page 513 and Notice of Compliance Certificate, recorded in Misc. Book 34, Page 549 in Probate Office (Shelby County).
5. Right-of-way granted to Alabama Power Company by instrument recorded in Real 1 Page 370 (Shelby County) in Probate Office.
6. Agreement with Alabama Power Company as to underground cables recorded in Real 7 Page 842 and covenants pertaining thereto recorded in Real 7 page 872 in Probate Office (Shelby County)
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 127 page 140; Deed Book 121, page 872 (Shelby County) and Volume 3636 page 127 (Jefferson County, Birmingham) in Probate Office.

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 14th day of February, 1986

STATE OF ALA. JEFFERSON CO.
BESSEMER DIV. I CERTIFY (Seal)
THIS INSTRUMENT FILED ON

C. Anthony Shelton (Seal)
C. Anthony Shelton

REAL 595 PAGE 528

1. Doc. Tax \$
2. Mfg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 3.50

Suzanne T. Shelton (Seal)
Suzanne T. Shelton
I CERTIFY THIS INSTRUMENT WAS FILED

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, hereby certify that C. Anthony Shelton and wife, Suzanne T. Shelton 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 14th day of February, A. D., 1986

Holliman & Jucker

James A. Holliman
Notary Public.