

This instrument was prepared by

(Name) Ted A. Holder

(Address) 1031 South 21st Street Birmingham, AL 35205

Form 1-1-27 Rev. 1-66

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twenty four thousand and no/100 (\$24,000.00) Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, The Undersigned Deerwood Lake, a general partnership organized and existing under the laws of Alabama, comprised of John B. Davis, H. M. Davis, Jr. and Ted A. Holder.

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

Neal L. Andrews, Jr.

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

Lots E2 and E-2A according to the map of Deerwood Lake as recorded in map book 6, page 30 in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama. This conveyance is made subject to the following:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Taxes for 1986 and subsequent years. 1986 taxes are lien but not due and payable until October 1, 1986.
3. No liability is assumed for possible unfiled mechanics' and materialmens' liens.
4. Rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.
5. Restrictive covenants and conditions filed for record on August 1, 1974, in Misc. Book 9 Page 432.
6. Utility easements as shown on recorded map of said subdivision.
7. Title to one-half interest in mineral rights as reserved in deed to Charles O'Neal Bailey and Patricia M. Bailey, recorded in Deed Book 199, Page 523, in Probate Office of Shelby County, Alabama.
8. Restrictions as shown on recorded map of said subdivision.
9. Transmission line permit to Alabama Power Company and Southern Bell Telephone and Telegraph Company dated April 18, 1975, recorded in Deed Book 292, Page 352 in Probate Office of Shelby County, Alabama.

**SEE BACK

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 (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 20th day of June, 1986

(Seal)

(Seal)

(Seal)

John B. Davis, General Partner

H. M. Davis, Jr. General Partner

Ted A. Holder, General Partner

STATE OF ALABAMA

Jefferson

COUNTY

General Acknowledgment

Harriet S. Meeks

I, Harriet S. Meeks, a Notary Public in and for said County, in said State, hereby certify that John B. Davis, H. M. Davis Jr. and Ted A. Holder, whose name is 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 18th day of June, A. D., 1986

(See Acknowledgment on back of deed)

Notary Public.

** 10. Permit to South Central Bell Telephone Company dated June 14, 1976, recorded in Deed Book 299, Page 702 in Probate Office of Shelby County Alabama.

STATE OF ALABAMA)

JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that JOHN B. DAVIS, H. M. DAVIS, JR. AND TED A. HOLDER, whose names as general partners of DEERWOOD LAKE, an Alabama General Partnership, 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 said conveyance, they, in their capacity, as such general partners, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, 1986.

Harriet A. Muth
Notary Public
My comm. exp. 6/23/87

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

1986 JUL 29 PM 12:16

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>24.00</u>
2. Mtg. Tax	<u>5.00</u>
3. Recording Fee	<u>2.00</u>
4. Indexing Fee	<u>2.00</u>
TOTAL	<u>31.00</u>

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BOOK 083 PAGE 246

RETURN TO:

TO

WARRANTY DEED

STATE OF ALABAMA,
County.

Judge of Probate

LAWYERS TITLE INSURANCE
CORPORATION
Title Insurance
BIRMINGHAM, ALA.

DEED TAX \$
RECORD FEE \$
TOTAL \$