

✓ McKnight & Wirtes
Third Floor - Mazer Building
2018 Morris Avenue
Birmingham, Alabama 35203
(205) 322-1432

STATE OF ALABAMA }

COUNTY OF SHELBY }

1757

GENERAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That in consideration of:

BOOK 101 PAGE 671
The sum of One Hundred Forty Thousand and no/100 Dollars (\$140,000.00) to the undersigned Grantor, Charles R. Warth, Cheryl J. Watkins, Carolyn J. Titone, Conroe D. Pate, Inez G. Pate and Mountain Crest Estates, an Alabama partnership (hereinafter referred to as the "Grantor"), in hand paid by James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby, (hereinafter referred to as the "Grantee"), the receipt of which is hereby acknowledged;

the said Grantor does by these presents, grant, bargain, sell, and convey unto the Grantee herein the following described real estate situated in Shelby County, Alabama, to-wit:

See Attached Exhibit "A".

This conveyance is subject to 1987 ad valorem taxes due October 1, 1987; and all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, as recorded in Deed Volume 42, Page 246 in the Office of the Judge of Probate of Shelby County, Alabama, and subject to the recorded subdivision restrictions as filed in Volume 96, Page 789, in the Office of the Judge of Probate of Shelby County, Alabama.

The property being conveyed hereby is not now nor has it ever been the homestead property of the Grantor.

TO HAVE AND TO HOLD to said Grantee, James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby, their successors and assigns forever.

And the Grantor does, for itself, and its heirs, legal

representatives, successors and assigns, covenant with the said Grantee, its successors and assigns, that the Grantor is lawfully seized in fee simple of said premises; that they are free from all encumbrances except as set forth above; that the Grantor 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 same to the said Grantee, James D. Hutton, Jack L. Shewmake, James L. Bryant and Donald E. Kirby, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Charles R. Warth, Cheryl J. Watkins, Carolyn J. Titone, Conroe D. Pate, Inez G. Pate and Mountain Crest Estates, an Alabama partnership, caused this conveyance to be executed this the 5th day of November, 1986.

BY: Charles R. Warth
Charles R. Warth

BY: Cheryl J. Watkins
Cheryl J. Watkins

BY: Carolyn J. Titone
Carolyn J. Titone

BY: Conroe D. Pate
Conroe D. Pate

BY: Inez G. Pate
Inez G. Pate

BY: Mountain Crest Estates, an Alabama partnership
Mountain Crest Estates, an Alabama partnership

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Charles R. Warth is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

BOOK 101 PAGE 672

Given under my hand and official seal this the 5th day of November, 1986.


Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Cheryl J. Watkins is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.


Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Carolyn J. Titone is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.


Notary Public

STATE OF ALABAMA)
JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Conroe D. Pate is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.


Notary Public

STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that Inez G. Pate is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.



Notary Public


STATE OF ALABAMA)

JEFFERSON COUNTY)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that James D. Hutton, a general partner of Mountain Crest Estates, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day, that being informed of the contents of this instrument, he executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this the 5th day of November, 1986.



Notary Public

BOOK 101 PAGE 674

EXHIBIT "A"

The entire Subdivison of Mountain Crest Estates, as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama.

BOOK 101 PAGE 675

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

1986 NOV 21 AM 11: 17

Thomas A. Lawrence, Jr.
JUDGE OF PROBATE

1. Deed Tax	10.00
2. Mig. Tax	_____
3. Recording Fee	12.50
4. Indexing Fee	5.00
TOTAL	27.50