

SEND TAX NOTICE TO:

(Name) CAPSTONE BUILDERS, INC.

604 St. Annes Terrace

(Address) Birmingham, Alabama 35244

This instrument was prepared by

1707

(Name) THERESA ANNE TKACIK

(Address) 6102 Valley Station Road, Helena, Alabama 35080

Form 1-1-81 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S-----

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

AILEEN M. BADGLEY AND FLORA M. SHIELDS

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

CAPSTONE BUILDERS, INC.

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

Lot 41-A, of a Resurvey of Lots 33, 34, 35, 36, 37, 38, 39, 40, 41, and 42, of Heatherwood, First Sector, as recorded in Map Book 9, Page 56, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Minerals and mining rights excepted.

Building set-back line of 35 feet reserved from Oakmont Road as shown by plat.

Public Utility easements as shown by recorded plat, including a 5 foot easement on the North and South sides and a 15 foot easement on the Easterly side.

Restrictions, covenants, and conditions as set out in instrument recorded in Real 37, Page 537, in the Probate Office.

Right-of-way granted to Alabama Power Company by instrument recorded in Deed Book 318, Page 16 in the Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 39, Page 981 and covenants pertaining thereto recorded in Misc. Book 39, Page 980, in the 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 GRANTEE(S), their heirs and assigns, that I (we) 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 GRANTEE(S), 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
day of NOVEMBER, 1986.

David Tax \$ 40.50 STATE OF ALA. SHELBY CO.
REC'D. 13X I CERTIFY THIS
INSTRUMENT WAS FILED (Seal)
Recording fee 2.50 1986 NOV 21 AM 8:59 (Seal)
Recording fee 1.00 (Seal)
44.00 JUDGE OF PEACEATE (Seal)

Aileen M. Badgley (Seal)
Flora M. Shields (Seal)
(Seal)

STATE OF Florida
DEMONTE COUNTY }

General Acknowledgment

I, THE UNDERSIGNED, a Notary Public in and for said County, in said State, hereby certify that AILEEN M. BADGLEY AND FLORA M. SHIELDS, whose name is 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 seal this day of NOVEMBER, 1986.

My Commission Expires Apr. 10, 1988
HUCKLEBERRY, SIBLEY
INSURANCE & BONDS, INC.

A. D., 1986

Public.