

This instrument prepared by:
W. Howard Donovan, III, Esq.
Attorney at Law
2019 3rd Avenue, N., 3rd Fl.
Birmingham, Alabama 35203

Send Tax Notice to:

J & S Homes, Inc.
1031 South 21st Street
Birmingham, AL 35205

STATE OF ALABAMA)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned Grantor, ALTADENA WOODS PARTNERSHIP, an Alabama General Partnership, ("Grantor") by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto

J & S Homes, Inc.

("Grantee", whether one or more), the following described real estate, situated in Shelby County:

Lot# 18, 2nd Sector according to the Survey of Altadena Woods, 2nd and 5th Sector, as recorded in Map Book 10, Page 54, in the Probate Office of Shelby County, Alabama and in Map Book 151, Page 25, in the Probate Office of Jefferson County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes for the year 1988, which said taxes are not due or payable until October 1, 1988.
2. Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 139, Page 571.
3. Title to all minerals within and underlying the premises together with all mining rights and other rights, privileges and immunities relating thereto, together with any release of liability for injury or damage to persons or property as a result of the exercise of such rights as recorded in Deed Book 138, Page 119.
4. The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of person located in, on or under the surface of or over lands herein conveyed, as the case be, by reason of past mining and removal of minerals from the lands herein conveyed and/or adjacent and nearby lands.
5. Restrictions appearing of record in Deed Book 098, Page 727, Office of the Judge of Probate of Shelby County, Alabama.
6. Fire dues payable to North Shelby Fire District.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

All documents referred to above were filed for record in the Office of the Judge of Probate of Shelby County, Alabama.

IN WITNESS WHEREOF, the said Grantor herein set its signature and seal, this the 19 day of November, 1986.

ALTADENA WOODS PARTNERSHIP,
an Alabama General Partnership

By: 
Its: Partner

J. S. Homes
1031 So. 21st St.
Bhm Al. 35205

BOOK 101 PAGE 926

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 whose name as Partner of Altadena Woods
Partnership, an Alabama General Partnership, is signed to
the foregoing warranty deed, and who is known to me,
acknowledged before me on this day, that being informed of
the contents of said warranty deed, he, as such Partner, and
with full authority, executed the same voluntarily for and
as the act of said General Partnership.

GIVEN under my hand this 19 day of November
_____, 1986.

Harold A. Muck
Notary Public
My Commission Expires: 10/27/87

BOOK 101 PAGE 927

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

1986 NOV 24 PM 1:05

Thomas A. Henderson, Jr.
JUDGE OF PROBATE

1. Deed Tax	<u>\$32.00</u>
2. Mfg. Tax	<u> </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>38.00</u>