

\$31,500 of the above recited consideration was paid
from a mortgage loan closed simultaneously here-
with.

226
Send Tax Notice To:

Janney Homes, Inc.
2421 Wine Ridge Dr.
Birmingham, AL 35244

This Instrument Was Prepared By:

C. M. Moncus, Esquire
Corley, Moncus, Bynum & De Buys, P.C.
2100 16th Avenue South
Birmingham, Alabama 35205

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty One Thousand Five
Hundred and no/100 Dollars (\$31,500.00) to the under-
signed Grantor, Brookhaven Properties III, Inc., a
corporation, (herein referred to as Grantor), in hand
paid by the Grantee herein, the receipt of which is
hereby acknowledged, the said Grantor does by these
presents, grant, bargain, sell and convey unto Janney
Homes, Inc. (herein referred to as Grantee) the
following described real estate, situated in the State
of Alabama, County of Shelby, to-wit:

Lot 14, according to the survey of
Altadena Woods, Fourth Sector, as
recorded in Map Book 10, Page 62 in the
Probate Office of Shelby County, Ala-
bama; being situated in Shelby County,
Alabama.

Mineral and mining rights excepted.

Subject to:

1. Taxes for the year 1987 are a lien,
but not due and payable until
October 1, 1987;
2. Easements and building line as
shown on recorded map;
3. Transmission Line permit to Alabama
Power Company recorded in Deed Book
139, Page 571 in Probate Office and
Deed Book 117, Page 607, in Probate
Office;
4. 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 138, Page 119
in Probate Office;

BOOK 128 PAGE 602

Central Bank

5. Agreement in regard to access road as set out in Settlement Agreement in Misc. Book 39, Page 959 in Probate Office.

\$124,425.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself and for its heirs, successors and assigns covenant with the said Grantee, its heirs, successors and assigns, that Grantor is lawfully seized in fee simple of said premises; that it is free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and its successors and assigns shall warrant and defend the same to the said Grantee, its heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Brookhaven Properties III, Inc., by its VICE PRESIDENT, KATHY J. OWENS, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 23rd day of April, 1987.

BROOKHAVEN PROPERTIES III, INC.

By: Kathy J. Owens
Its Vice President

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Kathy J. Owens whose name as Vice President of Brookhaven Properties III, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 23rd day of April, 1987.

Frances A. Seale
Notary Public

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

1987 MAY -4 PM 2:22

Thomas A. Snowdon Jr.
JUDGE OF PROBATE

1. Deed Tax \$ —

2. Mig. Tax —

3. Recording Fee 5.00

4. Underlying Fee 1.00

TOTAL 6.00