

6/12
McKnight & Wirtes
22 Inverness Center Parkway
Suite 610
Birmingham, Alabama 35243
(205) 995-9665

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

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

The sum of Twenty Seven Thousand Six
Hundred Fifty and no/100 Dollars
(\$27,650.00) the undersigned Six
Builders Properties, a general
partnership (hereinafter referred to as
("Grantor") in hand paid by Smyer
Building Corporation (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:

Lot 18 of Sector 2, of the Brookhaven
Subdivision as described and recorded in
Map Book 11, Page 4 in the Office of the
Judge of Probate of Shelby County,
Alabama.

This conveyance is subject to the following
restrictions:

1. 1987 ad valorem taxes due October 1, 1987.
2. Mineral and mining rights as recorded in Deed
Volume 121, Page 294; Deed Book 127, Page 140; Deed Book
111, Page 625; Deed Book 181, Page 385; Deed Book 233, Page
505; Deed Book 223, Page 274 and 505; and Deed Book 321,
Page 624.
3. Right of Way granted to Alabama Power Company by
instrument(s) recorded in Book 102, Pages 53 and 55; Book
104, Page 213; Deed Book 107, Page 121; Book 161, Page 493;
Book 103, page 43; and Book 273, Page 814.
4. Flood easement as recorded in Probate Office of
Shelby County, Alabama, as follows: Deed Book 284, Pages

BOOK 139 PAGE 952

McKnight & Wirtes

881 and 885 and Deed Book 285, Page 54.

5. Right of Way granted to Shelby County as recorded in Misc. Book 1, Page 534 and Misc. Book 3, Page 276.

6. Right of Way granted to South Central Bell Telephone Company as recorded in Deed Book 320, Page 928, Shelby County, Alabama.

7. Easements and building line as shown on recorded map.


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, SMYER BUILDING CORPORATION, its 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, SMYER BUILDING CORPORATION its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, Six Builders Properties, a general partnership, caused this conveyance to be executed this the 8th day of July, 1987.

SIX BUILDERS PROPERTIES
A General Partnership

BY: 
JAMES D. HUTTON,
Managing General Partner

STATE OF ALABAMA }

SHELBY COUNTY }

I, the undersigned authority, in and for said county in said state, hereby certify that James D. Hutton, whose name as Managing General Partner of Six Builders Properties, a general partnership, 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 said instrument he, as such Managing General Partner and with full authority, executed the same voluntarily on the day the same bears date as the act of said General Partnership.

Given under my hand and official seal this 8th day of July, 19 87.

Heather M. Shumaker
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

BOOK 139 PAGE 954

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

1987 JUL 10 PM 1:41

Thomas P. Shumaker, Jr.
JUDGE OF PROBATE

1. Deed Tax	\$ <u>28.00</u>
2. Mtg. Tax	<u> </u>
3. Recording Fee	<u>7.50</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>36.50</u>