

302

Send tax notice to
Gibson-Anderson-Evins, Inc.
Suite 202
1037 South 22nd Street
Birmingham, Alabama 35205

This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations to the undersigned Royal Woods Development Co., Inc., in hand paid by Gibson-Anderson-Evins, Inc., the receipt of which is hereby acknowledged, the said Royal Woods Development Co., Inc., an Alabama corporation, does, by these presents, grant, bargain, sell, and convey unto said Gibson-Anderson-Evins, Inc. the following described real estate situated in Shelby County, Alabama, to-wit:

Lots 3, 4, 5, 6, 9, and 10; Lots 12 through 20, inclusive; and Lots 45 through 54, inclusive, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 48, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO:

1. Current ad valorem taxes.
2. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 551, and Deed Book 112, page 49, in said Probate Office.
3. Right-of-way granted to Shelby County by instrument recorded in Deed Book 135, page 364, in said Probate Office.
4. Title to mineral rights conveyed in Deed Book 79, page 297, in said Probate Office.
5. Public utility easements as shown by recorded plat.
6. Restrictive Covenants recorded in Real 144, page 124, in said Probate Office, the provisions of which the grantee, by acceptance of this deed, agrees to be bound.

All of the above purchase price was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD to the said Gibson-Anderson-Evins, Inc., its successors and assigns forever.

And said Royal Woods Development Co., Inc. does for itself, its successors and assigns, covenant with said Gibson-Anderson-Evins, Inc., its successors and assigns, that it is lawfully seized in fee


BOOK 144 PAGE 150

✓
RECORDED
1400 Park Place Tower
Birmingham 35203

simple of said premises; that they are free from all encumbrances; that it 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 the same to the said Gibson-Anderson-Evins, Inc., its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Royal Woods Development Co., Inc. has hereunto set its signature and seal on this 3rd day of August, 1987.


ROYAL WOODS DEVELOPMENT CO., INC.

By 
Leonard E. Duffey, Jr.
Its President

STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that Leonard E. Duffey, Jr., whose name as President of Royal Woods Development Co., Inc., an Alabama 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, he, as such President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 3rd day of August, 1987.


Notary Public
My commission expires 8/18/91

[SEAL]

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

1987 AUG -5 AM 11: 53

Thomas J. [Signature]
JUDGE OF PROBATE

1. Deed Tax	\$ <u>45.00</u>
2. Mtg. Tax	
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>51.00</u>