

McKnight & Wirtes
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Suite 610
Birmingham, Alabama 35243
(205) 995-9665

683

STATE OF ALABAMA)
COUNTY OF SHELBY)

GENERAL WARRANTY DEED

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

The sum of Fifty Two Thousand Five Hundred and no/100 Dollars (\$52,500.00) the undersigned James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby (hereinafter referred to as the "Grantor"), in hand paid by George A. Jackins, Jr. (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 1, Mountain Crest Estates, as recorded in Map Book 10, Page 48, in the Probate Office of Shelby County, Alabama.

This conveyance is subject to the following restrictions:

1. General and special taxes for the current year and subsequent years;
2. 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 Volume 42, Page 246.
3. Restrictions appearing of record in Volume 96, page 789.
4. Right of Way granted to Alabama Power Company by instrument(s) recorded in Book 120, Page 493 and Book 120, Page 506.

BOOK 145 PAGE 111

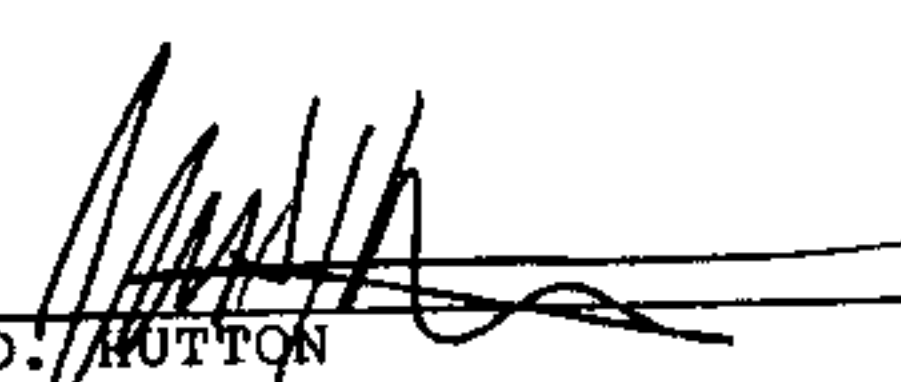
5. Right of Way in favor of Alabama Power Company and South Central Bell Telephone Company by instrument(s) recorded in Book 133, Page 540.

6. 100 foot Building line from Indian Crest Drive and a 10 foot Easement along the rear lot line as shown on recorded Map.

TO HAVE AND TO HOLD to said Grantee, George A. Jackins, Jr., his successors and assigns forever.

And the Grantor does, for theirselves, and their heirs, legal representatives, successors and assigns, covenant with the said Grantee, his 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 their will, and their successors and assigns shall, warrant and defend same to the said Grantee, George A. Jackins, Jr., his successors and assigns forever, against the lawful claims of all persons.

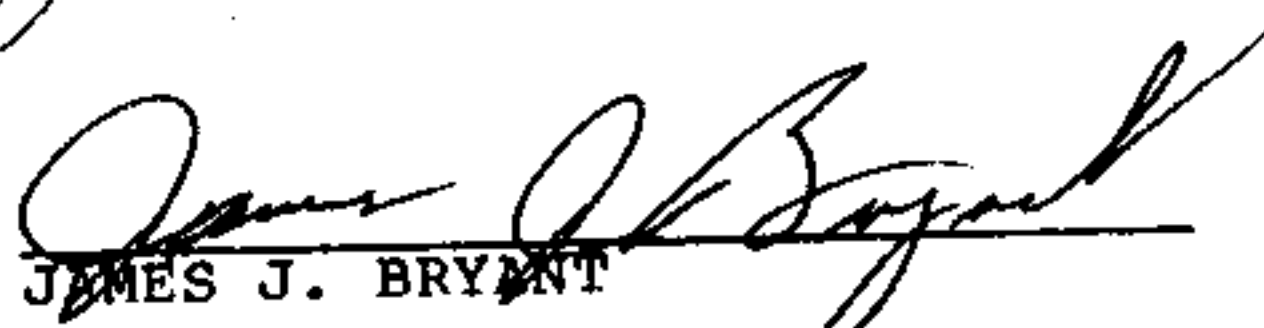
IN WITNESS WHEREOF, the said Grantor, James D. Hutton, Jack L. Shewmake, James J. Bryant and Donald E. Kirby, caused this conveyance to be executed this the 6th day of August, 1987.




JAMES D. HUTTON



JACK L. SHEWMAKE



JAMES J. BRYANT



DONALD E. KIRBY

STATE OF ALABAMA .)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that James D. Hutton 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1987.

Heather N. Shuckler
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that Jack L. Shewmake 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1987.

Heather N. Shuckler
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that James J. Bryant 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1987.

Heather N. Shuckler
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority, in and for said county in said state, hereby certify that Donald E. Kirby 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 6th day of August, 1987.

Heather N. Shuckler
Notary Public

MY COMMISSION EXPIRES OCTOBER 31, 1990

1987 AUG 10 PM 12:30
JUDGE PROCEATE

- 1. Deed Tax \$ 52.50
- 2. Mtg. Tax
- 3. Recording Fee 7.50
- 4. Indexing Fee 3.00
- TOTAL 63.00

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