

This instrument was prepared by

(Name) JAMES P. O'NEAL, Attorney at Law

(Address) 1600 CityFederal Building  
Birmingham, AL 35203

820  
SEND TAX NOTICE TO:  
Joyce Marie Riley  
1636 King James Drive  
Alabaster, AL 35007

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Fifty-One Thousand Five Hundred and No/100 (\$51,500.00)----- DOLLARS,  
to the undersigned grantor, CLASSIC BUILDERS, 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 JOYCE MAIRE RILEY

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby  
County, Alabama, to-wit:

Lot 42, according to the survey of Kingwood Townhomes, Phase Two, as recorded in Map  
Book 9, page 73, in the Probate Office of Shelby County, Alabama; being situated in  
Shelby County, Alabama.

SUBJECT TO:

- BOOK 145 PAGE 435
1. Ad valorem taxes due in the year 1987.
  2. Building setback line of 30 feet reserved from King James Drive as shown by plat.
  3. Public utility easements as shown by recorded plat, including a 15 foot easement on the North side.
  4. Restrictions, covenants and conditions as set out in instrument recorded in Real 53, page 908.
  5. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 225, page 224; Deed Book 55, page 454; and Real 59, page 384.
  6. Right-of-way granted to South Central Bell by instrument recorded in Deed Book 285, page 253.
  7. Easement to Colonial Pipeline as shown by instrument recorded in Deed Book 220, page 505.
  8. Easement to Alabama Power Company as to underground cables as shown by instrument recorded in Real 117, page 598.
  9. Restrictions as set out in instrument recorded in Real 145, Page 429.
- \$46,350.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its  
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 6th day of August, 1987

ATTEST:

CLASSIC BUILDERS, INC.

STATE OF  
COUNTY OF

ALABAMA

JEFFERSON

I, the undersigned

hereby certify that J. Michael White

whose name as

President of

CLASSIC BUILDERS, INC.

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 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 6th

day of

August

, 1987