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SEND TAX NOTICE TO:

(Name) Benjamin E. Livingston

(Address) 2556 North Chandalar Lane
Pelham, AL 35124

This instrument was prepared by

(Name) W. Howard Donovan, III

Haskell Slaughter & Young

(Address) 800 First National Southern Natural Building, Birmingham, AL 35203

Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Seventy-eight Thousand and no/100----- DOLLARS,
(78,000.00)

to the undersigned grantor, J. D. CURTIS CONSTRUCTION, INC. a corporation.
in hand paid by

BENJAMIN E. LIVINGSTON, AN UNMARRIED MAN

the receipt of which is hereby acknowledged, the said

J. D. CURTIS CONSTRUCTION, INC.

does by these presents, grant, bargain, sell and convey unto the said

BENJAMIN E. LIVINGSTON

the following described real estate, situated in Shelby County, Alabama to-wit:

See attached Exhibit A which is attached hereto and incorporated herein as if the same were fully set out.

\$74,100.00 of the consideration recited above was paid from a mortgage loan closed simultaneously herewith.

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TO HAVE AND TO HOLD, To the said BENJAMIN E. LIVINGSTON

HIS heirs and assigns forever.

does for itself, its successors

And said J. D. CURTIS CONSTRUCTION, INC.
and assigns, covenant with said BENJAMIN E. LIVINGSTON

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

President,

has hereto set its signature and seal, this the 14th

J. D. CURTIS CONSTRUCTION, INC.

by its

, who is authorized to execute this conveyance,

day of August, 19 87.

J. D. CURTIS CONSTRUCTION, INC.

ATTEST:

Jane Curtis
Secretary
V. P.
STATE OF ALABAMA
COUNTY OF JEFFERSON

By John D. Curtis, Jr.
President

I, THE UNDERSIGNED
said State, hereby certify that
whose name as President of J. D. CURTIS CONSTRUCTION, 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, 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 14th day of August, 19 87

Public

EXHIBIT "A"

Lot 1, according to the survey of Chanda Terrace, Third Sector, as recorded in Map Book 10, page 97 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO THE FOLLOWING:

1. Taxes due October 1, 1988 for the year 1988 and thereafter.
2. Public utility easements as shown by recorded plat, including a 15 foot easement through center and an Alabama Power Company easement on the Southeast side.
3. Restrictions, covenants and conditions as set out in instrument recorded in Real 138 page 49 in Probate Office.
4. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 179 page 375; Deed Book 315 page 207; Deed Book 333 page 706 and Deed Book 306 page 390 in Probate Office.
5. Alabama Power Company Covenants pertaining to underground cables as set out in instrument recorded in Real 138 page 625 in Probate Office.
6. Agreement between U. S. Pipe & Foundry and Alabama Power Company as set out in instrument recorded in Deed Book 264 page 28 in Probate office.
7. Mineral and mining rights not owned by Grantor.

INITIALED FOR IDENTIFICATION PURPOSES:

J.P.C.

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

1987 AUG 19 PM 12:24

Thomas A. J. J. J.
JUDGE OF PROBATE

1. Deed Tax	\$ 4.00
2. Mtg. Tax	---
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	10.00