

356

3rd Sector/Shelby County

500<sup>00</sup>

This instrument prepared by:  
 Davis & Major, Inc.  
 1031 South 21st Street  
 Birmingham, AL 35205

STATE OF ALABAMA)  
 SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration in hand paid to the undersigned Grantor, ALTADENA LIMITED, an Alabama Limited Partnership ("Grantor"), by the Grantee herein, the receipt of which is hereby acknowledged, the said Grantor does by these presents, grant, bargain, sell and convey unto John E. McAvoy Jr. and Louise T. McAvoy, joint tenants with rights of survivorship ("Grantee", whether one or more), the following described real estate, situated in Shelby County:

Lot(s) 1 and 2, 3rd  
 Sector according to the Survey of Altadena Woods, 3rd  
 Sector, as recorded in Map Book 11, Page 7, in the  
 Probate Office of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes for the year 1988, which said taxes are not due or payable until October 1, 1988.

2. Subject to Ad valorem taxes, easements, restrictions and rights of way of record.

3. The reservation and condition that the Grantee, for itself and on behalf of its successors, assigns, contractors, permittees, licensees and lessees, hereby releases and forever discharges Grantor, its successors and assigns, from any and all liability, claims and causes of action whether arising at law (by contract or in tort) or in equity because of past or future subsidence, if any, of the land herein conveyed, and any and all damage or destruction of property and injury to or death of any person by reason of past mining and removal of minerals from the lands herein conveyed and/or adjacent and nearby lands.

4. Restrictions appearing of record in Book 131, Page 522, Office of the Judge of Probate of Shelby County, Alabama.

5. Fire dues payable to North Shelby Fire District, if any.

TO HAVE AND TO HOLD, to the said Grantee, its successors and assigns forever.

AND Grantor for itself and for its successors and assigns covenants with the said Grantee and its successors 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 Grantor has a good right to sell and convey the same as aforesaid; that Grantor will and shall warrant and defend the same to the said Grantee, its successors or assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor herein sets its signature and seal, this 1 day of September, 1987.

ALTADENA LIMITED  
 an Alabama Limited Partnership

By: [Signature]  
 Its: General Partner

J. E. McAvoy  
 1969 - Cabaret Crest Dr.  
 Altadena Woods  
 Bham 35243

BOOK 149 PAGE 421

STATE OF ALABAMA)  
JEFFERSON COUNTY)

I, the undersigned, a Notary Public, in and for  
said County, in said State, hereby certify that  
John B. Davis Jr. whose name as a General Partner of  
Altadena Limited, an Alabama Limited Partnership is signed  
to the foregoing warranty deed, and who is known to me,  
acknowledged before me on this day, that being informed of  
the contents of said warranty deed, he, as such Partner,  
and as the act of said General Partnership.

GIVEN under my hand this 1 day of September, 1987.

*Harold S. Muts*

Notary Public

My Commission Exp: 10/23/87

BOOK 149 PAGE 422

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

1987 SEP -3 AM 11:49

*Thomas A. Henderson Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>50</u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>500</u>
4. Indexing Fee	<u>100</u>
TOTAL	<u>650</u>