

427  
REAL ESTATE  
FIRST ALABAMA BANK  
BIRMINGHAM  
P. O. BOX 10247

This instrument was prepared by: BIRMINGHAM, ALABAMA 35202  
(Name) Douglas D. Eddleman William J. Acton Construction, Inc.  
(Address) 510 Bank for Savings Bldg., B'ham, AL 2924 Jimmie Lane, B'ham, AL 35243

GENERAL WARRANTY DEED

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of \*SIXTY-FIVE THOUSAND (\$65,000.00) and 00/100 DOLLARS\*

to the undersigned grantor, Eddleman/Phillips Development Company, in hand paid by the grantee herein, the receipt whereof is acknowledged, we,

Eddleman/Phillips Development Company

(herein referred to as "Grantor", whether one or more), grant, bargain, sell and convey unto

William J. Acton Construction, Inc.

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

Lot 2 according to the survey of Phillips Addition to New Hope Mountain as recorded in Map Book 10, Page 20, in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings. Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And said GRANTOR does for itself, its successors, heirs and assigns, covenant with said GRANTEEES, their successors and assigns, that 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, heirs and assigns shall, warrant and defend the same to the said GRANTEEES, their successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set its hand by its duly authorized partner this 13th day of August, 19 87.

ATTEST:

Douglas D. Eddleman  
Douglas D. Eddleman

Maurice H. Phillips  
Maurice H. Phillips

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as General Partner in Eddleman/Phillips Development Company, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 13th day of August, 19 87.

James P. Collins  
NOTARY PUBLIC

First Alabama Bank

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I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Maurice H. Phillips, whose name as General Partner in Eddleman/Phillips Development Company, a general partnership, 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 partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this the 13th day of August, 1987.

Diane C. Collier  
Notary Public

THE ENTIRE CONSIDERATION OF THE PURCHASE PRICE RECITED ABOVE, WAS PAID FROM A MORTGAGE LOAN SIMULTANEOUSLY HEREWITH.

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

1987 OCT -7 PM 12:39

Thomas A. Schumacher, Jr.  
JUDGE OF PROBATE

1. Deed Tax	\$ <u>      </u>
2. Mtg. Tax	<u>      </u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.00</u>