

SEND TAX NOTICE TO:

Vista Properties, Inc.
Post Office Box 19008
Birmingham, Alabama 35219

STATE OF ALABAMA

SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This Deed, made this 15th day of October, 1987, between Moore Development, Inc., an Alabama corporation, hereinafter called "Grantor," and Vista Properties, Inc., hereinafter called "Grantee".

The Grantor, for and in consideration of Thirty Thousand Dollars (\$30,000) in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to the Grantee the following described real estate located in Shelby County, Alabama to-wit:

Lot 38 Survey of Hickory Ridge as recorded in Map Book 11 Page 59, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Easements, conditions, restrictions, set-back lines, right-of-ways and limitation of record as shown on the recorded survey including the Restrictions recorded in Volume 153 beginning at Page 992 in the office aforesaid.
2. Grantee acknowledges that Grantee is aware that the property within the Hickory Ridge Subdivision including lots and streets is located in an area where sinkholes have occurred, and that neither Grantor, Shelby County nor anyone affiliated with the Grantor or Shelby County make any representations that the Subdivision lots and streets are safe or are suitable for residential construction. Grantee for itself, its successors and assigns does forever release Grantor from any damages arising out of surface or subsurface conditions of the property. This release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and others hold under or through Grantee.
3. Mineral and Mining rights not owned.
4. 35-foot building set back line from Longleaf Lane and Stoney Brook Circle, as shown on recorded map of said subdivision.
5. 7.5-foot utility easements across the South lot line and a portion of the Southwest lot line; 15-foot easement over a portion of the Northwest lot line; and easement of varying width over the remaining portion of the Westernmost lot line, as shown on recorded map of said subdivision.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140, in Probate Office.

\$30,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

BOOK 156 PAGE 257

Jack A.
17-000

7. Release of damages as shown in deed recorded in Real Record 108, Page 150, in Probate Office of Shelby County, Alabama.
8. Easement to The Water Works and Sewer Board of the City of Birmingham, as recorded in Real Record 144, Page 878, in Probate Office.

To have and to hold the said above described property unto the said Grantee together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining and unto its successors and assigns forever.

IN WITNESS WHEREOF, Moore Development, Inc. has caused this conveyance to be signed by and through its President, Donald B. Moore, who is authorized to execute this conveyance, on this the 15th day of OCTOBER, 1987.

MOORE DEVELOPMENT, INC.
an Alabama corporation

By Donald B. Moore
Donald B. Moore, Its President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald B. Moore, whose name as President of Moore Development, Inc., an Alabama 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 15th day of October, 1987.

Melissa J. Cox
Notary Public
My commission expires: 8-1-91

This conveyance was prepared by: Thomas A. Ritchie, Ritchie and Rediker, Attorneys at Law, 312 North 23rd Street, Birmingham, Alabama, 35203.

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

1987 OCT 21 AM 9:57

Thomas A. Snowdon, 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>