

SEND TAX NOTICE TO:

Ben C. Hendrix
208 Rustic Trail Road
Birmingham, Alabama 35226

STATE OF ALABAMA

SHELBY COUNTY

1906

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Moore Development, Inc., an Alabama corporation, hereinafter called "Grantor," and Ben C. Hendrix and wife, Deborah Hendrix, hereinafter collectively called "Grantee".

The Grantor, for and in consideration of Thirty Two Thousand Eight Hundred Dollars and 00/100 (\$32,800.00) in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Ben C. Hendrix and wife, Deborah Hendrix as joint tenants with the right of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Lot 73 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 and also the Restrictions recorded in Real Record 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. 35-Foot building set back line from Cedar Circle, as shown on recorded map.
4. 7.5-foot utility easement across the East lot line and a portion of the South lot line; as shown on recorded map of said subdivision.
5. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140, in Probate Office.

Walter L. Becker III

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

\$32,800.00 (all) of the consideration recited above was paid through the proceeds of a mortgage loan closed simultaneously herewith.

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 his heirs 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 20th day of October, 1987.

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

1987 OCT 28 PM 1:31

Thomas A. Ritchie, Jr.
JUDGE OF PROBATE

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 20 day of October, 1987.

Thomas A. Ritchie

Notary Public

My commission expires: 2-2-87

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

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