

THIS INSTRUMENT PREPARED BY:
JACK H. HARRISON
ATTORNEY AT LAW
GORDON, HARRISON & LATHUM
2301 CITY FEDERAL BUILDING
BIRMINGHAM, AL. 35203
(205) 251-7807

574

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of TWENTY THREE THOUSAND THREE HUNDRED FORTY SEVEN (\$23,347.00) DOLLARS
to the undersigned grantor, OAK TREE ENTERPRISES, INC.-----a corporation,
in hand paid by Tom Turner Construction Company of Alabama, Inc.

the receipt of which is hereby acknowledged, the said OAK TREE ENTERPRISES, INC.

does by these presents, grant, bargain, sell and convey unto the said
Tom Turner Construction Co. of Alabama, Inc.
the following described real estate, situtaed in SHELBY COUNTY, ALABAMA

Lot 15, according to the survey of Linwood Estates, as recorded in Map Book 11 Page 42 in the
Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

1. Current taxes. Taxes are assessed for current use value. Grantor assumes no responsi-
bility for any subsequent retroactive levy because of any change in use.
2. Building setback line of 35 feet reserved from Linwood Drive as shown by plat.
3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded
in Deed Book 186 page 218; Deed Book 129 Page 560 and Deed Book 220 Page 57 in
Probate Office.
4. Title to all minerals within and underlying the premises, together with all mining rights
and other rights, privileges and immunities relating thereto, including rights conveyed
in Deed Book 171 Page 51 in the Probate Office, also Deed Book 4 Page 376.
5. Subject to easements and restrictions of record.

TO HAVE AND TO HOLD, To the said GRANTEE, Tom Turner Construction Company of Alabama, Inc.
heirs and assigns forever.

And said GRANTOR, Oak Tree Enterprises, Inc. does for itself, its successors
and assigns, covenant with said GRANTEE, Tom Turner Construction Company of Alabama, Inc.

170 heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are
525 free from all encumbrances, except as shown above, that it has a good right to sell and con-
PAGE 525vey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and
PAGE 170defend the same to the said, Tom Turner Construction Company of Alabama, Inc.

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

BOOK 170 IN WITNESS WHEREOF, the said OAK TREE ENTERPRISES, INC., a corporation by its
President, Margaret L. Lathum, who is authorized to execute this conveyance, has hereunto
set its signature and seal, this the 22nd day of January, 1988.

ATTEST:

Curtis W. Gordon, Jr.
CURTIS W. GORDON, JR. Secretary

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 FEB -9 AM 8:52

OAK TREE ENTERPRISES, INC.
Margaret L. Lathum
BY: MARGARET L. LATHUM ITS PRESIDENT

STATE OF ALABAMA)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State, hereby certify
that MARGARET L. LATHUM whose name as President of OAK TREE ENTERPRISES, 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, she, 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 22nd day of January, 1988

Dorra H. Smith
NOTARY PUBLIC

My Commission Expires 3-4-90

1. Deed Tax 123.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 27.00

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Altus Bank