

SEND TAX NOTICE TO:

(Name) Mr. William E. Cochran

105 Linda Lane

(Address) Montevallo, Alabama 35115

This instrument was prepared by

(Name) Wade H. Morton, Jr., Attorney at Law

(Address) Post Office Box 1227, Columbiana, Alabama 35051-1227

Form 1-1-4 Rev. 4-70

CORPORATION FORM WARRANTY DEED-LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIX THOUSAND and No/100- (\$6,000.00) DOLLARS,

to the undersigned grantor, MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a banking corporation, in hand paid by

WILLIAM E. COCHRAN,

the receipt of which is hereby acknowledged, the said

MERCHANTS & PLANTERS BANK, Montevallo, Alabama, a banking corporation,

does by these presents, grant, bargain, sell and convey unto the said

WILLIAM E. COCHRAN,

the following described real estate, situated in Shelby County, Alabama:

Lot 6, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama.

Subject only to the following liens, encumbrances, limitations and restrictions:

(CONTINUED ON REVERSE SIDE)

Grantee expressly relieves and releases Grantor from any claim or damage for and on account of any existing sink hole(s) on said real property or any expansion thereof or any new sink hole(s) on or affecting said real property. Grantee joins in this conveyance by signature for the sole purpose of expressing his assent to the limitation of warranty and release of liability recited in this deed of conveyance.

\$3,989.35 of the consideration for this deed was paid from a loan by Jefferson Federal Savings and Loan Association of Birmingham to Grantee and secured by a real estate mortgage from Grantee covering the above described real property given simultaneously herewith.

TO HAVE AND TO HOLD, To the said WILLIAM E. COCHRAN, his

heirs and assigns forever.

And said MERCHANTS & PLANTERS BANK, Montevallo, Alabama and assigns, covenant with said WILLIAM E. COCHRAN, his

does for itself, its successors

heirs 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 it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said WILLIAM E. COCHRAN, his heirs, executor and assigns forever, against the lawful claims of all persons. There is no warranty on representation as to the condition or quality or quantity of any part or portion of this real property.

IN WITNESS WHEREOF, the said MERCHANTS & PLANTERS BANK, Montevallo, Alabama By its

President, JAMES A. KELLY

has hereto set its signature and seal, this the 12th day of February, 1988.

GRANTEE:

MERCHANTS & PLANTERS BANK

William E. Cochran
William E. Cochran

By James A. Kelly
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 James A. Kelly whose name as President of Merchants & Planters Bank, Montevallo, Alabama 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, 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 12th day of February, 1988.

Return to: Wade Morton

Wade H. Morton, Jr.

BOOK 171 PAGE 180

(Continuation of Deed)

1. Taxes for 1988 and subsequent years, which became a lien on October 1, 1987, but not due and payable until October 1, 1988.

2. Lot 6, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, is subject to the 35-foot building set back line from Linda Lane. Also, to the easements and rights-of-way as shown by said map or plat for public utilities, sanitary sewers, storm ditches, which may be used for such purposes to serve property both within and without this subdivision; these include a 10 foot easement across the Southeast side of Lot 6 and a 50 foot easement across the North side of Lot 6. Also, said map or plat contains the following condition or limitation: "No construction shall be started on any lot until individual plot plans showing proposed house, driveway, walks and sewage disposal system has been submitted to and approved by the Shelby County Health Department."

3. Lot 6, as shown by map or plat of Sunnydale Estates, First and Second Sectors, dated June 21, 1978 and recorded in Map Book 7, at Page 75, in the Office of the Judge of Probate of Shelby County, Alabama, is subject to easements in favor of South Central Bell Telephone Company, as shown by instrument dated September 19, 1977 and recorded in Deed Book 309, at Page 338, and by instrument dated January 7, 1979 and recorded in Deed Book 320, at Page 889, in said Probate Records.

4. Permit to Alabama Power Company, as shown by instrument dated May 9, 1930 and recorded in Deed Book 91, at Page 257, in said Probate Records.

5. Right-of-way easement for water line to Water Works Board of the Town of Calera, as shown by instrument recorded in Deed Book 186, at Page 26, in said Probate Records.

SIGNED FOR IDENTIFICATION:
MERCHANTS & PLANTERS BANK

BY: James A. Huggins
Its President

STATE OF ALABAMA)

GENERAL ACKNOWLEDGMENT

SHELBY COUNTY)

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that William E. Cochran, whose name is signed to this foregoing instrument, and who is known to me, acknowledged before me on this date, that being informed of the contents of this instrument and the limitation or warranty and release of liability recited therein, he voluntarily joined in the execution of the same as having assented to the limitation of warranty and release of liability recited herein on the day this instrument bears date.

Given under my hand and official seal on this the 2nd day of February, 1988.

Wade H. Mortimer, Jr.
Notary Public

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

88 FEB 12 PM 3:50

Thomas P. Snowden, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 2.50
2. Mtg Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 8.50