

1684

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

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 Roy Martin Construction, 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 Roy Martin Construction, Inc. the following described real estate, situtaed in SHELBY COUNTY, ALABAMA

Lot 10, 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:

920 PAGE  
172 BOOK

1. Current taxes. Taxes are assessed for current use value. Grantor assumes no responsibility 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.

Subject to easements and restrictions of record.  
TO HAVE AND TO HOLD, To the said GRANTEE, Roy Martin Construction, Inc. heirs and assigns forever. \$23,347.00 of the purchase price recited herein was paid from proceeds of mortgage loan closed simultaneously herewith. And said GRANTOR, Oak Tree Enterprises, Inc.----- does for itself, its successors and assigns, covenant with said GRANTEE, Roy Martin Construction, Inc.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown 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, Roy Martin Construction, Inc., its

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

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 22th day of January, 1988.

ATTEST:

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

OAK TREE ENTERPRISES, INC.

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

88 FEB 26 PM 1:26

Margaret L. Lathum  
BY: MARGARET L. LATHUM, ITS PRESIDENT

STATE OF ALABAMA )  
COUNTY OF SHELBY )

Thomas W. Swindler, Jr.  
JUDGE OF PROBATE

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

Donna N. Smith  
NOTARY PUBLIC  
My Commission Expires 3-4-90

RECORDING FEES

Recording Fee	\$ <u>2.50</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>3.50</u>