

183

SEND TAX NOTICE TO:

Brett G. Winford d/b/a
B.G. Winford Builders
P.O. Box 360451
Birmingham, Alabama 35236

STATE OF ALABAMA

SHELBY COUNTY

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 Brett G. Winford, d/b/a B.G. Winford Builders, hereinafter called "Grantee".

The Grantor, for and in consideration of Thirty Eight Thousand Dollars and 00/100 (\$38,000.00) in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantee the following described real estate located in Shelby County, Alabama to-wit:

Lot 8, according to Amended Map of HICKORY RIDGE Subdivision, as recorded in Map Book 11 Page 79, Probate Office, Shelby County, Alabama.

SUBJECT TO:

- BOOK 173 PAGE 566
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 holding under or through Grantee.
 3. 35-Foot building set back line from Memory Brook Circle, as shown on recorded map.
 4. 7.5-foot utility easement across the Northwest side of lot as shown on recorded map of said subdivision.
 5. 10-foot utility easement across the Southerly side of lot, as shown on recorded map of said subdivision.
 6. Geotechnically repaired sinkhole on the West side of said lot as shown on said map, and restriction as to 50-foot residential building set back line from said sinkhole, as shown on recorded map.

First General
P.O. 20198

6. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140, in Probate Office.
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.
9. Agreement with Alabama Power Company, as recorded in Real Record 158, Page 720, in said Probate Office.
10. Easement to Alabama Power Company, as recorded in Real Record 158, Page 723, in said Probate Office.
11. Permit to Alabama Power Company, as recorded in Real Record 167, Page 406, in said Probate Office.

TO HAVE AND TO HOLD to the said Grantee, his heirs, successors and assigns forever.

And Grantor does for itself and its successors and assigns covenant with the said Grantee, his heirs, executors, and administrators, 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, his heirs, executors, and administrators forever, against the lawful claims of all persons.

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 25th day of February,

1988
STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED

88 MAR -2 PM 2:09

Thomas A. Ritchie, Jr.
STATE OF ALABAMA

COUNTY OF JEFFERSON

Deed tax 3800
500
100
4400
MOORE DEVELOPMENT, INC.
an Alabama corporation

By *Donald B. Moore*
Donald B. Moore, its President

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 25th day of February, 1988.

Melissa Cox
Notary Public

My commission expires: 8-7-91

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