

SEND TAX NOTICE TO:

Vista Properties, Inc.
Post Office Box 19008
Birmingham, AL. 35219

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 Vista Properties, Inc., an Alabama corporation, hereinafter called "Grantee".

The Grantor, for and in consideration of Thirty Three Thousand Seven Hundred Fifty Dollars and 00/100 (\$33,750.00) 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 37 according to the Amended Map of Hickory Ridge Subdivision as recorded in Map Book 11 Page 79, Probate Office, Shelby County, Alabama.

SUBJECT TO:

1. Easements, conditions, restrictions, set-back lines, right-of-ways and limitations of record including those 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 Longleaf Lane, as shown on recorded map of said subdivision.
4. 7.5 foot-utility easement on West, North, East and Southeast sides of said lot, 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.

BOOK 179 PAGE 820

✓ Smith, Hynds

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 Probate Office.
10. Easement to Alabama Power Company as recorded in Real Record 158, Page 723 in Probate Office.
11. Right of way to Alabama Power Company as recorded in Real 167, page 406 in the Probate Office of Shelby County, Alabama.

\$24,400.00 of the consideration recited above was paid through the proceeds of a mortgage loan closed simultaneously herewith.

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

And Grantor does for itself and its successors and assigns covenant with the said Grantee, its successors 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantee, its successors and assigns 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 31st day of March, 1988.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 APR 13 AM 10:31

STATE OF ALABAMA
JUDGE OF PROBATE

COUNTY OF JEFFERSON

MOORE DEVELOPMENT, INC.
an Alabama corporation

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

1. Deed Tax	\$ 9.50
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	15.50

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 31st day of March, 1988.

Melissa J. 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.