

## SEND TAX NOTICE TO:

Denman Construction Company, Inc.  
2162 Highway 31 South  
Pelham, AL. 35124

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 Denman Construction Company, Inc., an Alabama corporation, hereinafter called "Grantee".

The Grantor, for and in consideration of Thirty Five Thousand Five Hundred Twenty Dollars and 00/100 (\$35,520.00) 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 102 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. Building setback line of 35 feet reserved from Sunrise Drive as shown by plat.
4. Public utility easements as shown by recorded plat, including 7.5 foot easement on the East, Southwest and Rear.
5. Transmission line permits to Alabama Power Company as shown by instrument recorded in Deed Book 139, Page 140; Deed Book 316 page 465 and Deed Book 326 page 126 in Probate Office.

*Altus Bank*

BOOK 182 PAGE 743

7. Release of damages as shown by instrument 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 shown by instrument recorded in Real Record 144, Page 878, in Probate Office.
9. Agreement with Alabama Power Company as to underground cables recorded in Real 158 page 720 and covenants pertaining thereto recorded in Real 158 page 723 in Probate Office.
10. Right of way to Alabama Power Company by instrument as recorded in Real 167, page 406 in the Probate Office.

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 13th day of April, 1988.

Need tax - 36.00  
Rec 50.00  
Ind 1.00  
42.00  
STATE OF ALABAMA  
JUDGE OF PROBATE

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
88 MAY -4 AM 10:47

MOORE DEVELOPMENT, INC.  
an Alabama corporation

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

COUNTY OF JEFFERSON

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 13th day of April, 1988.

Thomas A. Ritchie  
Notary Public  
My commission expires: 2-2-92

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