

Please send tax notice to:

Mr. and Mrs. Gene Rollins

5202 Skyline Circle

Helena, AL 35080

989
This instrument was prepared by Douglas D. Eddleman
510 Bank for Savings Building, Birmingham, Alabama 35203

WARRANTY DEED

STATE OF ALABAMA
SHELBY COUNTY

That in consideration of *Thirty-Nine Thousand (\$39,000.00) and 00/100 Dollars*

to the undersigned grantor, Willowbrook, Ltd., a limited partnership, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Willowbrook, Ltd., a limited partnership, does by these presents, grant, bargain, sell and convey unto

Eugene Rollins and wife, Olene Rollins

(herein referred to as "Grantee", whether one or more) the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 24 according to the survey of Willowbrook, Ltd., as recorded in Map Book 11, Page 48, in the office of the Judge of Probate of Shelby County, Alabama.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings, Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever. And Grantor covenants with the said grantees, their 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; that it will and its successors and assigns shall warrant and defend the same to the said grantees, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the undersigned has hereunto set our hands, this 3rd day of May, 19 88.

1. Deed Tax \$ 39.00

2. Mfg. Tax

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 42.50

STATE OF ALABAMA
SHELBY COUNTY

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

88 MAY 13 AM 9:50

Thomas P. Shivers, Jr.
JUDGE OF PROBATE

Willowbrook, Ltd.

By its General Partner

Willowbrook, Inc.

By Douglas D. Eddleman, President

I, Diane C. Collins, a Notary Public in and for said County, in said State, hereby certify that Douglas D. Eddleman, whose name as President of Willowbrook, Inc., a corporation, the general partner of Willowbrook, Ltd., a limited partnership, is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal of office this 3rd day of May, 19 88.

Diane C. Collins
Notary Public