

Send tax notice to
Pearson Homes, Inc.

1699
This instrument prepared by
Charles A. J. Beavers, Jr.
Bradley, Arant, Rose & White
1400 Park Place Tower
Birmingham, Alabama 35203

STATE OF ALABAMA

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Five Hundred and No/100 Dollars (\$17,500.00) in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Pearson Homes, Inc., an Alabama corporation, (hereinafter referred to as Grantee"), the receipt of which is hereby acknowledged, the said Grantor does, by these presents, grant, bargain, sell, and convey unto the said Grantee the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 58, according to the Survey of Saddle Run Subdivision, as recorded in Map Book 11, page 28, in the Office of the Judge of Probate of Shelby County, Alabama.

Less and except those mineral and mining rights which have been previously severed or to which Grantor does not have title, it being the intention of Grantor to hereby convey only those mineral and mining rights to which Grantor has title. Grantor makes no warranty as to the status of the title to the mineral and mining rights.

SUBJECT TO:

1. Current ad valorem taxes.
2. Public utility easements as shown by recorded map, including 20 foot easement for sanitary sewer on rear.
3. 20 foot building line as shown by recorded map.
4. Restrictive covenants recorded in Real 144, page 124, in said Probate Office, the provisions of which the Grantee, by acceptance of this deed, agrees to be bound.
5. Restrictions appearing of record in Real 145, page 705, in said Probate Office.
6. Mineral and mining rights and rights incident thereto recorded in Volume 79, page 297, in said Probate Office.
7. Agreement with Alabama Power Company as recorded in Real 145, page 712, in said Probate Office.
8. Right-of-way to Alabama Power Company as recorded in Real 157, page 579, and Real 142, page 195, in said Probate Office.
9. The rights or claims of other parties to the mineral and mining rights.
10. Easements, restrictions, reservations, and rights-of-way of record.

CHARLES A. J. BEAVERS
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TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that they are free from all encumbrances; 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 Grantee, its successors and assigns forever against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Gibson-Anderson-Evins, Inc., by L. S. Evins, III, its President, who is authorized to execute this conveyance, has hereunto set its signature and seal on this 10th day of June, 1988.

GIBSON-ANDERSON-EVINS, INC.

By *L. S. Evins, III*
L. S. Evins, III
Its President

NOTARIAL SEAL
I CERTIFY THIS
INSTRUMENT WAS FILED

88 JUN 14 AM 11:58

Thomas A. Snowden, Jr.
STATE OF ALABAMA
JEFFERSON COUNTY

I, the undersigned, a notary public in and for said county in said state, hereby certify that L. S. Evins, III, whose name as President of Gibson-Anderson-Evins, 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 President and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal this 10 day of June, 1988.

Vanetta Lovell
Notary Public Commission Expires February 27, 1990

My commission expires _____

[SEAL] 1. Gross Tax \$ 17.50
2. Htg. Tax _____
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL \$ 23.50

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