

1659

THIS INSTRUMENT PREPARED BY: JACK H. HARRISON, ATTORNEY AT LAW
ADDRESS: 2301 CITY FEDERAL BUILDING
BIRMINGHAM, AL 35203
(205) 251-7807

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of TWENTY-FIVE THOUSAND EIGHTY (\$25,080.00) DOLLARS to the undersigned grantor, OAK TREE ENTERPRISES, INC.-----a corporation, in hand paid by Charles Delane Ponder and wife, Nettie Ponder the receipt of which is hereby acknowledged, the said OAK TREE ENTERPRISES, INC.

does by these presents, grant, bargain, sell and convey unto the said Charles Delane Ponder and wife, Nettie Ponder the following described real estate, situated in SHELBY COUNTY, ALABAMA

Lot 23, according to the survey of Linwood Estates, as recorded in Map Book 11 Page 45 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.
Mineral and mining rights excepted.

SUBJECT TO:

- BOOK 205 PAGE 902
1. Current taxes. Taxes are assessed for current use value. Grantor assumes no responsibility for any subsequent retroactive levy because of any change in use.
 2. Building setback line of 35 feet reserved from Linwood Drive as shown by plat.
 3. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 186 page 218; Deed Book 129 Page 560 and Deed Book 220 Page 57 in Probate Office.
 4. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 171 Page 51 in the Probate Office, also Deed Book 4 Page 376.
 5. Subject to easements and restrictions of record.
- TO HAVE AND TO HOLD, To the said GRANTEE, Charles Delane Ponder and wife, Nettie Ponder, its

heirs and assigns forever.

And said GRANTOR, OAK TREE ENTERPRISES, INC. does for itself, its successors and assigns, covenant with said GRANTEE, Charles Delane Ponder and wife, Nettie Ponder

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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 Charles Delane Ponder and wife, Nettie Ponder, its

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said OAK TREE ENTERPRISES, INC., a corporation by its

President, Margaret L. Lathum, who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 23rd day of September, 1988.

Deed TAX 25.50
Rec 2.50
Fund 1.00
29.00

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
88 SEP 23 PM 1:23

OAK TREE ENTERPRISES, INC.
Margaret L. Lathum
MARGARET L. LATHUM, Its President

STATE OF ALABAMA)
COUNTY OF SHELBY) Thomas A. Saunders, Jr.
JUDGE OF PROBATE

I, the undersigned a Notary Public in and for said County, in said State, hereby certify that MARGARET L. LATHUM whose name as President of Oak Tree Enterprises, Inc. a 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, she, 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 23rd day of September, 1988.

1501 TURTLE LAKE DR.
Leeds Ala 35004

Donna W. Smith
NOTARY PUBLIC
My Commission Expires 3-4-90