



JEFFERSON TITLE CORPORATION

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

This instrument was prepared by

SEND TAX NOTICE TO:

(Name) TRAWICK & EASON, Attorneys
2244 Center Point Road, Suite 101
(Address) Birmingham, Alabama 35215

DARDEN CONSTRUCTION CO., INC.
5712 Tyler Loop Road
Pinson, AL 35126

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of THIRTY-SIX THOUSAND FIVE HUNDRED AND NO/100THS DOLLARS (\$36,500.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or

JAMES C. ALLDREDGE, JR. and wife, CAROL M. ALLDREDGE

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

DARDEN CONSTRUCTION CO., INC.

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

Lot 48, according to the survey of Willowbrook, as recorded in Map Book 11, page 48 A & B,
in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to: Building setback line of 35 feet reserved from Willowbrook Circle as shown
by plat.

Public utility easements as shown by recorded plat, including a 7.5 foot easement on the
North side and a 10 foot easement on the West side.

Restrictions, covenants and conditions as set out in instrument recorded in Real 148,
page 366 in Probate Office.

Right-of-way granted to Alabama Power Company by instrument recorded in Real 114, page
141 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 153, page
604 and covenants pertaining thereto recorded in Real 153, page 596 in Probate Office.

"CONTINUED ON REVERSE"

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and
assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above;
that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall war-
rant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4th

day of October, 19 88

BOOK 207 PAGE 753
(SEAL) James C. Alldredge Jr. (SEAL)
JAMES C. ALLDREDGE, JR.
(SEAL) Carol M. Alldredge (SEAL)
CAROL M. ALLDREDGE
(SEAL) _____ (SEAL)

STATE OF ALABAMA
Jefferson COUNTY

General Acknowledgment

a Notary Public in and for said County,

I, the undersigned authority
in said State, hereby certify that JAMES C. ALLDREDGE, JR. and wife, CAROL M. ALLDREDGE

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that,
being informed of the contents of the conveyance, they have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4th day of October, A.D. 19 88

Darden Const.
5712 Tyler Loop Rd
Pinson, Ala. 35126

Mary E. Bowden
Notary Public

"CONTINUED FROM FRONT PAGE"

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Real 150, page 157 in Probate Office.

Subject to sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to insured property or buildings, as shown by Real 150, page 157 in Probate Office.

CAROL M. CLASEN and CAROL M. ALLDREDGE are one and the same person.

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CMA

BOOK 207 PAGE 754

WARRANTY DEED

TO

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
88 OCT -5 AM 9:40

Thomas A. [Signature]
JUDGE OF PROBATE

STATE OF ALABAMA

COUNTY OF

1. Dead Tax \$ 36.50
2. Mig Tax
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 42.50

Recording Fee \$

Deed Tax \$

This form furnished by



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Return to: Don Traawick

BOOK 501 PAGE 123