

Send tax notice to  
Denman Construction Co., Inc.  
2162 Highway 31 South  
Pelham, Alabama 35124

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

1765

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventeen Thousand Nine Hundred and No/100 Dollars (\$17,900.00) in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Denman Construction Co., Inc. (hereinafter referred to as Grantee"), the receipt and sufficiency of which are 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 24, 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. Easements as shown by recorded map.
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 Volume 112, page 49, Real 157, page 579, and Volume 101, page 551, in said Probate Office.
9. Right-of-way to Shelby County as recorded in Volume 135, page 364, in said Probate Office.
10. The rights or claims of other parties to the mineral and mining rights.
11. Easements, restrictions, reservations, and rights-of-way of record.

BOOK 219 PAGE 859

*Arthur M. G.*

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 1st day of December, 1988.

STATE OF ALA. SHELLED  
I CERTIFY THIS  
INSTRUMENT WAS FILED

88 DEC 29 AM 9:43

*L. S. Evins, III*  
By \_\_\_\_\_

L. S. Evins, III  
Its President

*Thomas J. Lewis, Jr.*  
JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON COUNTY

1. Doc. Tax	\$ 18.00
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	24.00

BOOK 219 PAGE 860

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 1st day of December, 1988.

*Vanetta Lovell*  
\_\_\_\_\_  
Notary Public

My Commission Expires February 27, 1990

My commission expires \_\_\_\_\_

[NOTARIAL SEAL]