

Send tax notice to
Myra D. Gentry

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

STATE OF ALABAMA

1330

SHELBY COUNTY

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighteen Thousand Nine Hundred and No/100 Dollars (\$18,900.00) in hand paid to the undersigned Gibson-Anderson-Evins, Inc., an Alabama corporation, (hereinafter referred to as "Grantor") by Myra D. Gentry (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 64, 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. Building setback line of 20 feet reserved from Saddle Run Circle as shown by plat.
3. Public utility easements as shown by recorded plat including an easement of 20 feet for sanitary sewer easement on the northeasterly corner of lot.
4. Restrictions, covenants and conditions as set out in instrument 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. Transmission line permit to Alabama Power Company as shown by instrument recorded in Deed Book 101, page 551, and Deed Book 112, page 49, in said Probate Office.
6. Easement to Alabama Power Company as shown by instrument recorded in Real 142, page 195, in said Probate Office.
7. Agreement with Alabama Power Company as to underground cables recorded in Real 145, page 712, and covenants pertaining thereto recorded in Real 145, page 705, in said Probate Office.
8. 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 Deed Book 79, page 297, in said Probate Office.

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Althea M. Gentry

- 9. The rights or claims of other parties to the mineral and mining rights.
- 10. Easements, restrictions, reservations, and rights-of-way of record.

TO HAVE AND TO HOLD to the said Grantee, her heirs and assigns forever.

And said Grantor does for itself, its successors and assigns, covenant with said Grantee, her heirs 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, her heirs 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 16th day of January, 1989.

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

89 JAN 20 AM 9:10

Thomas P. Swanson, Jr.
JUDGE OF PROBATE

GIBSON-ANDERSON-EVINS, INC.

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

1. Deed Tax	\$ 19.00
2. Mig. Tax	_____
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	25.00

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 16th day of January, 1989.

John S. Hargett
Notary Public

[NOTARIAL SEAL]

My commission expires 11-13-90