

This instrument was prepared by:
Clayton T. Sweeney
2100 SouthBridge Parkway
Suite 650
Birmingham, Alabama 35209

1779

Send Tax Notice To: *ONE*
Wald Construction, Inc.
4647 T Highway 280 E Suite 239
Birmingham, AL 35243

STATE OF ALABAMA)
JEFFERSON COUNTY)

\$45,000 of the above recited consideration was paid from a mortgage loan closed simultaneously herewith.

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-Five Thousand Dollars (\$45,000.00) to the undersigned grantor, Hampton Place Properties, Ltd. an Alabama limited partnership, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Hampton Place Properties, Ltd. an Alabama limited partnership, does by these presents, grant, bargain, sell and convey unto Wald Construction, Inc., *WNE* (herein referred to as "Grantee", whether one or more) the following described real estate (the "Property"), situated in Jefferson County, Alabama, to-wit:

Lot 94, according to the Survey of Carisbrooke 1st Sector as recorded in Map Book 24, Page 69 A, B and C, in the Probate Office of Jefferson County, Alabama; being situated in Jefferson County, Alabama, Bessemer Division.

The above property is conveyed subject to:

- (1) Ad valorem taxes due and payable October 1, 1989.
- (2) Existing easements, conditions, restrictions, set-back lines, rights-of-way, limitations, if any, of record.
- (3) Mineral and mining rights not owned by Seller.


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, unless otherwise noted 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 Grantee, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand by its duly authorized partner this 10th day of March, 1989.

ATTEST:

SELLER:

Hampton Place Properties, Ltd.,
An Alabama limited partnership,
By its General Partner, Hampton
Place, Inc.,
By its President:


Douglas D. Eddleman, President

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County in said State hereby certify that Douglas D. Eddleman, whose name as President of Hampton Place, Inc., a corporation, the general partner of Hampton Place Properties, Ltd., an Alabama limited partnership is signed to the foregoing Deed; and who is known to me, acknowledged before me on this day that, being informed of the contents of the above and foregoing Deed, he, as such officer, and with full authority, executed the same voluntarily for and as the act of said partnership, acting in its capacity as partner as aforesaid.

Central Bank
10566

HAMPTON.NRS (D)

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Given under my hand and official seal of office this 10th day of
March, 1989.

Cliff L. Henry
Notary Public

My Commission Expires: 5-27-91

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

89 MAR 27 PM 1:18

Thomas G. Sumner, Jr.
JUDGE OF PROBATE

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1. Deed Tax	\$	—
2. Mtg. Tax		—
3. Recording Fee		<u>500</u>
4. Indexing Fee		<u>100</u>
TOTAL		<u>600</u>