

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

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CORPORATION FORM WARRANTY DEED

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

That in consideration of TWENTY-TWO THOUSAND FIVE HUNDRED (\$22,500.00) DOLLARS to the undersigned grantor, OAK TREE ENTERPRISES, INC.-----a corporation, in hand paid by CHARLES BIBB

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 BIBB

the following described real estate, situated in SHELBY COUNTY, ALABAMA

Lot 2, 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:

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 BIBB heirs and assigns forever.

ALL OF THE ABOVE RECITED PURCHASE PRICE WAS PAID FROM A MORTGAGE SIMULTANOUESLY HEREWITH. And said GRANTOR, OAK TREE ENTERPRISES, INC. does for itself, its successors and assigns, covenant with said GRANTEE, CHARLES BIBB, 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 BIBB 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 her signature and seal, this the 22nd day of March, 1989.

BOOK 235 PAGE 91

STATE OF ALABAMA)
COUNTY OF SHELBY)
I CERTIFY THIS INSTRUMENT WAS FILED

89 APR 20 AM 10:00

Thomas A. Shandlen, Jr.
JUDGE OF PROBATE

OAK TREE ENTERPRISES, INC.

Margaret L. Lathum
MARGARET L. LATHUM, Its President

Tax 4.00
Rec 2.50
Jud 2.00
8.50

STATE OF ALABAMA)
COUNTY OF SHELBY)

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 22nd day of March, 1989.

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

Courtney Mason