

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

1392

CORPORATION FORM WARRANTY DEED

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

That in consideration of NINETEEN THOUSAND (\$19,000.00) DOLLARS

to the undersigned grantor, OAK TREE ENTERPRISES, INC.-----a corporation,  
in hand paid by THURMAN WILSON JR., PRESIDENT OF THURMAN HOMES, INC.

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  
THURMAN WILSON JR., PRESIDENT OF THURMAN HOMES, INC.  
the following described real estate, situated in SHELBY COUNTY, ALABAMA

Lot 13, 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, THURMAN WILSON JR., PRESIDENT OF  
THURMAN HOMES, INC., its

heirs and assigns forever.

And said GRANTOR, OAK TREE ENTERPRISES, INC. does for itself, its  
successors and assigns, covenant with said GRANTEE, THURMAN WILSON JR.,  
PRESIDENT OF THURMAN HOMES, INC., 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 THURMAN WILSON JR.,  
PRESIDENT OF THURMAN HOMES, INC., 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. Latham, who is authorized to execute this  
conveyance, has hereunto set its signature and seal, this the 14<sup>th</sup> day of  
April, 1989.

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

OAK TREE ENTERPRISES, INC.

*Margaret L. Latham*  
MARGARET L. LATHUM, Its President

STATE OF ALABAMA ) 89 APR 26 AM 10:13  
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 14<sup>th</sup> day of April, 1989.

1. Deed Tax \$ 19.00

2. Mfg Tax

3. Recording Fee 2.50

4. Notary Fee 2.00

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

*Pritchard, M. Call*  
*James G. Henderson*