

SEND TAX NOTICES TO:

Lawrence and Nancy Sheffield  
3627 Stratford Way  
Birmingham, AL.

731

WARRANTY DEED

STATE OF ALABAMA

SHELBY COUNTY

KNOW ALL MEN BY THESE PRESENTS:

This Deed is made by and between Moore Development, Inc., an Alabama corporation, hereinafter called "Grantor," and Lawrence B. Sheffield, Jr. and wife, Nancy R. Sheffield, hereinafter called "Grantees".

The Grantor, for and in consideration of Thirty Seven Thousand Five Hundred Dollars and 00/100 (\$37,500.00) in hand paid by the Grantees, the receipt of which is hereby acknowledged, does hereby grant, bargain, convey and sell to Grantees, as joint tenants with right of survivorship, the following described real estate located in Shelby County, Alabama to-wit:

Lot 46, according to Amended Map of Hickory Ridge Subdivision as recorded in Map Book 11 Page 79, Probate Office, Shelby County, Alabama

SUBJECT TO:

1. Easements, conditions, restrictions, set-back lines, right-of-ways and limitations of record including those shown on the recorded survey, and also the Restrictions recorded in Real Record 153 beginning at Page 992 in the office aforesaid.
2. Grantees acknowledge that they are aware that the property within the Hickory Ridge Subdivision including lots and streets is located in an area where sinkholes have occurred, and that neither Grantor, Shelby County nor anyone affiliated with the Grantor or Shelby County make any representations that the Subdivision lots and streets are safe or are suitable for residential construction. Grantees for themselves, their heirs, successors and assigns do forever release Grantor from any damages arising out of surface or subsurface conditions of the property. This release shall constitute a covenant running with the land conveyed hereby, as against Grantees, and all persons, firms and others holding under or through Grantees.
3. Release of damages as shown in deed recorded in Real Record 108, Page 150, in Probate Office of Shelby county, Alabama.

Mailing Address

Lawrence B. Sheffield Jr.

3627 Stratford Way

Birmingham, AL 35243

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4. 35 foot building set back line from Sunny Meadows Drive and Willow Way as shown on recorded map of said subdivision.
5. 10 foot utility easement over the South side of said lot as shown on recorded map of said subdivision.
6. Transmission line permits to Alabama Power Company as recorded in Deed Book 139, Page 140, in Probate Office of Shelby County, Alabama.
7. Easement to The Water Works and Sewer Board of the City of Birmingham, as recorded in Real Record 144, Page 878, in Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company as recorded in Real Record 158, Page 720 in Probate Office of Shelby County, Alabama.
9. Easement to Alabama Power Company as recorded in Real Record 158, Page 723 in Probate Office of Shelby County, Alabama.
10. Right of Way to Alabama Power Company as recorded in Real 167, Page 406 in the Probate Office of Shelby County, Alabama.

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TO HAVE AND TO HOLD to the said Grantees, their heirs, successors and assigns forever.

And Grantor does for itself and its successors and assigns covenant with the said Grantees, their heirs, 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; that it will and its successors and assigns shall warrant and defend the same to the said Grantees, their heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Moore Development, Inc. has caused this conveyance to be signed by and through its President, Donald B. Moore, who is authorized to execute this conveyance, on this the 5<sup>th</sup> day of May, 1989.

MOORE DEVELOPMENT, INC.  
an Alabama corporation

By   
Donald B. Moore, its  
President

STATE OF ALABAMA

JEFFERSON COUNTY

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Donald B. Moore, whose name as President of Moore Development, 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 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 5th day of May, 1989.

*Thomas A. Ritchie*  
Notary Public  
My Commission Expires: 2-2-92

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

89 MAY 10 AM 8:03

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

|                  |                 |
|------------------|-----------------|
| 1. Deed Tax      | \$ <u>37.50</u> |
| 2. Mig. Tax      | <u>7.50</u>     |
| 3. Recording Fee | <u>2.00</u>     |
| 4. Indexing Fee  | <u>2.00</u>     |
| TOTAL            | <u>47.00</u>    |

This conveyance was prepared by: Thomas A. Ritchie, Ritchie and Rediker, Attorneys at Law, 312 North 23rd Street, Birmingham, Alabama, 35203.