

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

CORPORATION FORM WARRANTY DEED ¹⁹⁸

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 12, 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

A mortgage in the amount of \$112,800.00 was closed simultaneously herewith. 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. Lathum, who is authorized to execute this conveyance, has hereunto set her signature and seal, this the 14th day of April, 1989.

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

89 SEP -5 AM 10:10

OAK TREE ENTERPRISES, INC.

Margaret L. Lathum
MARGARET L. LATHUM, Its President

STATE OF ALABAMA)
COUNTY OF SHELBY)
JUDGE OF PROBATE

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 14th day of April, 1989.

1. Deed Tax
2. Mtg. Tax
3. Recording Fee
4. Indexing Fee

NO TAX COLLECTED
1.00
2.50
1.00

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