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This instrument was prepared by:  
Clayton T. Sweeney, Esq.  
Corley, Moncus & Ward, P.C.  
2100 SouthBridge Parkway  
Suite 650  
Birmingham, Alabama 35209

SEND TAX NOTICE TO:  
Van Lowrey  
Construction Co.,  
Inc.  
5317 Skyline Drive  
Helena, AL 35080

STATE OF ALABAMA )  
SHELBY COUNTY )

175,000<sup>00</sup>  
KNOW ALL MEN BY THESE PRESENTS, That in consideration of Ten Dollars and other good and valuable considerations to the undersigned grantor, Willowbrook, Ltd., a limited partnership, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said Willowbrook, Ltd., a limited partnership, does by these presents, grant, bargain, sell and convey unto Van Lowrey Construction Co., Inc., the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 1, 2, 27, 29, 30, 38 & 45, according to the survey of Willowbrook, as recorded in Map Book 11, Page 48 A & B, in the office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

The above property is conveyed subject to taxes for the current year, existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any, of record; and easement for Willowbrook entry sign recorded in Real 259, Page 54 in the Probate Office of Shelby County, Alabama.

Grantee acknowledges that Grantee has been informed by Grantor of sinkholes and soil conditions existing in Shelby County. Grantee agrees that Grantor shall not be liable for earthquakes, underground mines, sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface condition that may now or hereafter exist or occur or cause damage to persons, property or buildings, Grantee does forever release Grantor from any damages arising out of the condition of the soil and for conditions of the surface and subsurface of the above described property, and this release shall constitute a covenant running with the land conveyed hereby, as against Grantee, and all persons, firms and corporations holding under or through Grantee.

Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantee, its successors and assigns forever. And Grantor covenants with the 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; 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 undersigned has hereunto set our hands, this 18th day of September, 1989.

SELLER:

Willowbrook, Ltd.,  
A Limited Partnership,  
By its General Partner  
Willowbrook, Inc.

By   
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 Willowbrook, Inc., a corporation, the general partner of Willowbrook, Ltd., a 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.

18th day of September, 1989. Given under my hand and official seal this

  
Notary Public

My Commission Expires: 5-29-91

175.00  
5.00  
4.00  

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184.00

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
89 SEP 29 PM 3:57

  
JUDGE OF PROBATE

1. Deed Tax -----	\$	<u>175.00</u>
2. Mtg. Tax -----	\$	<u>5.00</u>
3. Recording Fee -----	\$	<u>3.00</u>
4. Indexing Fee -----	\$	<u>1.00</u>
5. No Tax Fee -----	\$	<u>1.00</u>
6. Certified Stamp Fee --	\$	<u>1.00</u>
Total -----	\$	<u>184.00</u>

BOOK 259 PAGE 59