

This instrument was prepared by:  
First Real Estate  
P.O. Box 9  
Pelham, Alabama 35124

Send Tax Notice to:  
Walter Van Allen &  
Patricia B. Allen  
1412 White Cap Circle  
Alabaster, Alabama 35007

STATE OF ALABAMA)  
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Seven Thousand-and-NO/100--(\$37,000.00)--DOLLARS to the undersigned grantor Walter Van Allen & Patricia B. Allen, a married couple, in hand paid by Grantee named herein, the receipt of which is hereby acknowledged, the said married couple, does by these presents, grant bargain, sell and convey unto J.D. Scott Construction Co., Inc., the following described real estate, situated in Shelby County, Alabama; to wit:

Lot 10 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.

The above property is conveyed subject to existing easements, conditions, restrictions, set-back lines, right-of-ways, limitations, if any of record.

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.

SELLER:

Walter Van Allen &  
Patricia B. Allen  
A Married Couple

*Walter Van Allen*  
*Patricia B. Allen*

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

STATE OF ALABAMA)  
SHELBY COUNTY)

90 JAN -3 AM 9:53  
*Thomas A. Shanks, Jr.*  
JUDGE OF PROBATE

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Walter Van Allen and Patricia B. Allen, A Married Couple, 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, they, with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 31<sup>st</sup> day of December, 1989.

*Martha Hayes*  
Notary Public

My Commission Expires March 10, 1991

1. Deed Tax	\$ 37.00
2. Notary Tax	\$ 1.50
3. Recording Fee	\$ 2.50
4. ...	\$ 3.00
5. ...	\$ 1.00
6. ...	\$ 1.00
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89. ...	\$ 1.00
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92. ...	\$ 1.00
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94. ...	\$ 1.00
95. ...	\$ 1.00
96. ...	\$ 1.00
97. ...	\$ 1.00
98. ...	\$ 1.00
99. ...	\$ 1.00
100. ...	\$ 1.00

*First Bank*