

SEND TAX NOTICE TO:

(Name) Cleveland Newspapers, Inc.

(Address) _____

This instrument was prepared by

(Name) John N. Randolph, Attorney - Sirote & Permutt, P. C.(Address) 2222 Arlington Avenue, South - Birmingham, Alabama 35205

Form 1-1-57 Rev. 1-44

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Sixty Thousand and no/100 Dollars (\$160,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Carmage Lee Walls, Jr. and wife, Jeanne Marie Walls

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Cleveland Newspapers, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Meadow Brook, 13th Sector, as recorded in Map Book 9, page 34 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the current tax year which grantees herein assume and agree to pay.
2. 35' Building line as shown by recorded map.
3. 10' Easement on Northwest side as shown by recorded map.
4. 20' Easement through lot as shown by recorded map.
5. Varying Easement on Rear of lot as shown by recorded map.
6. Restrictions appearing of record in Real 5, page 198, in the Probate Office of Shelby County, Alabama.
7. Restriction regarding Alabama Power Company as recorded in Real 7, page 825 in the Probate Office of Shelby County, Alabama.
8. Agreement with Alabama Power Company as recorded in Real 7, page 822 in the said Probate Office.
9. Mineral and mining rights and rights incident thereto recorded in Volume 40, page 265 and Volume 32, page 306, in the Probate Office of Shelby County, Alabama.

1. Deed Tax	160.00
2. Mtg. Tax	2.50
3. Recording Fee	3.00
4. Indexing Fee	1.00
5. No Tax Fee	1.00
6. Certified Fee	1.00
Total	168.50

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 15th day of February, 1990.

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

90 FEB 16 AM 9:29

JUDGE OF PROBATE

STATE OF ALABAMA

JEFFERSON

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Carmage Lee Walls, Jr. and wife, Jeanne Marie Walls whose name s. are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 15th day of February, A. D., 1990.