

This instrument was prepared by

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Send Tax Notice To: Peter Paul Petroff
1932 Ski Lodge III
Birmingham, Alabama 35209

(Name) THERESA ANNE TKACIK

(Address) 11 EL CAMINO REAL, CHELSEA, ALABAMA 35043

Form 1-1-4 Rev. 6-78

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-NINE THOUSAND, FIVE-HUNDRED DOLLARS AND NO/100'S

to the undersigned grantor, CLOUD & ESTES, INC.
in hand paid by PETER PAUL PETROFF

a corporation,

the receipt of which is hereby acknowledged, the said CLOUD & ESTES, INC.

does by these presents, grant, bargain, sell and convey unto the said PETER PAUL PETROFF

the following described real estate, situated in SHELBY COUNTY, ALABAMA:

Estate 10, according to the survey of High Chaparral, First Sector, as recorded in Map Book 12, Page 57, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

30-foot easement for bridle path over the North side of said estate as shown on recorded map.
15-foot utility easements over the Northwesterly, Southeasterly, and Northeasterly sides of said estate as shown on recorded map of said subdivision.

300-foot building set-back line from Caballo Circle, as shown on recorded map of said subdivision.
Rights of other for use and enjoyment of lake as shown on recorded map of said subdivision.
Restrictions as shown on recorded map of said subdivision.

Restrictive covenants as recorded in Real Record 196, Page 237, and in Real Record 197, Page 249, and amended in Real Record 273, Page 75, and in Real Record 237, Page 729, in the Probate Office of Shelby County, Alabama.

Minerals and mining rights excepted. Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as reserved in Real Record 160, Page 469, in the Probate Office of Shelby County, Alabama.

Transmission line permit to Alabama Power Company as recorded in Deed Book 131, Page 227, and in Real Record 220, Page 471, in the Probate Office of Shelby County, Alabama.

\$50,000.00 OF THE PURCHASE PRICE RECITED ABOVE WAS PAID BY A MORTGAGE LOAN CLOSED SIMULTANEOUSLY HEREWITH.

TO HAVE AND TO HOLD, To the said

PETER PAUL PETROFF, his

heirs and assigns forever.

does for itself, its successors

And said CLOUD & ESTES, INC.
and assigns, covenant with said PETER PAUL PETROFF, his

heirs 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, and that it will, and its successors and assigns shall, warrant and defend the same to the said

PETER PAUL PETROFF, his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CLOUD & ESTES, INC.

President, JAMES H. ESTES
has hereto set its signature and seal, this the 6th

, who is authorized to execute this conveyance,
day of March, 19 90 .

CLOUD & ESTES, INC.

ATTEST:

Margaret A. Cloud

By James H. Estes

President

STATE OF
COUNTY OF

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
90 MAR 15 AM 10:50

I, THE UNDERSIGNED
said State, hereby certify that JAMES H. ESTES
whose name is President of CLOUD & ESTES, 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, he, as such officer and with full authority,
executed the same voluntarily for and as the act of said corporation.

a Notary Public in and for said County, in

Given under my hand and official seal, this the 6th day of March, 19 90 .

Margaret A. Cloud

Theresa A. Tkacik

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