

THIS INSTRUMENT PREPARED BY: Jack H. Harrison, Attorney At Law
924 Montclair Road, Suite 202
Birmingham, Alabama 35213
(205) 592-9837 1444

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA) KNOW ALL MEN BY THESE PRESENTS,
JEFFERSON COUNTY)

That in consideration of THIRTEEN THOUSAND (\$13,000.00) DOLLARS, to the undersigned grantor, OAK TREE ENTERPRISES, INC., a corporation in hand paid by 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 HOMES, INC., the following described real estate, situated in Shelby County, Alabama:

Lot 26, 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 set out in Deed Book 171, Page 51 and Deed Book 4, Page 376 in Probate Office.
- (5) Subject to easements and restrictions of record.

TO HAVE AND TO HOLD, to the said grantee, THURMAN HOMES, INC., its heirs and assigns forever.

And said grantor, OAK TREE ENTERPRISES, INC., does for itself, its successors and assigns, covenant with said grantee, 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 is 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 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 its signature and seal, this the 26th day of December, 1989.

OAK TREE ENTERPRISES, INC.

Margaret L. Lathum, as President
MARGARET L. LATHUM
Its President

STATE OF ALABAMA)
JEFFERSON COUNTY)

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 an 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 26th day of December, 1989.

STATE OF ALABAMA)
JEFFERSON COUNTY)
I CERTIFY THIS
INSTRUMENT WAS FILED

Karen M. Howell
NOTARY PUBLIC

90 MAR 22 PH 2:08

James A. Lathum, Jr.
JUDGE OF PROBATE

1. Deed Tax	-----	\$ 13.00
2. Mtg. Tax	-----	\$ 2.50
3. Recording Fee	-----	\$ 3.00
4. Endorsement Fee	-----	\$ 1.00
5. Notary Fee	-----	\$ 1.00
6. Certified Fee	-----	\$ 1.00
Total	-----	\$ 19.50