

STATE OF ALABAMA

COUNTY OF SHELBY

239
SEND TAX NOTICE TO:
James L. Sandel and
Lidilia Sandel

VALUE: \$35,000.00

THIS INDENTURE made and entered into on this 28th day of June, 1991, by and between EAGLE POINT ASSOCIATES, An Alabama General Partnership, composed of the following: sole General Partners, Arlington Properties, Inc., a corporation, Partner, and Eagle Point Associates, Inc., a corporation, Partner, as party of the first part, and James L. Sandel and Lidilia Sandel, as joint tenants, with right of survivorship, as party of the second part.

WITNESSETH: That for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, cash in hand paid to the party of the first part by the party of the second part, and other good and valuable considerations, receipt and sufficiency of which is hereby acknowledged, the party of the first part has this day given, granted, bargained, sold and conveyed and does by these presents hereby give, grant, bargain, sell and convey unto the party of the second part, its successors and assigns, together with every contingent remainder and right of reversion, the following described real estate located in the County of Shelby, State of Alabama, to-wit:

Lot(s) 86, according to the plat of EAGLE POINT, FIRST SECTOR, PHASE I, as shown of record in the Office of the Judge of Probate of Shelby County, Alabama, in Plat Book 14, Page 114.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TO HAVE AND TO HOLD the lot or parcel of land above described, together with all and singular the rights, privileges, tenements, appurtenances and improvements thereunto belonging, unto the said party of the second part, its successors and assigns, forever.

AND, the party of the first part, for itself, its successors and assigns, does hereby covenant with and warrant unto the party of the second part, its successors and assigns, that it is lawfully seized in fee simple of the herein conveyed real estate, that it has a good and lawful right to sell and convey the same as aforesaid, and that the same is free and clear from all encumbrances excepting ad valorem taxes for the current year and subsequent years, easements and restrictions of record, and that it will forever warrant and defend title to same unto the party of the second part, its successors and assigns, from and against the lawful claims of all persons whomsoever, except as to said taxes, easements and restrictions.

IN WITNESS WHEREOF, the party of the first part has hereunto set its hand and seal on this the day and year first above written.

EAGLE POINT ASSOCIATES, INC.,
General Partner

By: G. Myron Harper (SEAL)

Its: Partner, Treasurer

ARLINGTON PROPERTIES, INC.,
General Partner

By: Paul A. Hif (SEAL)

Its: President

\$35,000.00 of the purchase price recited above was derived from the proceeds of a mortgage loan closed simultaneously herewith.

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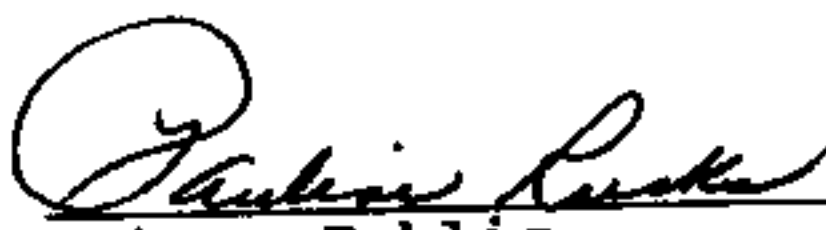
David Dawson

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that A. Myron Harper, whose name as Treasurer of Eagle Point Associates, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he as such officer, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN under my hand and seal this 28th day of June, 1991.



Notary Public

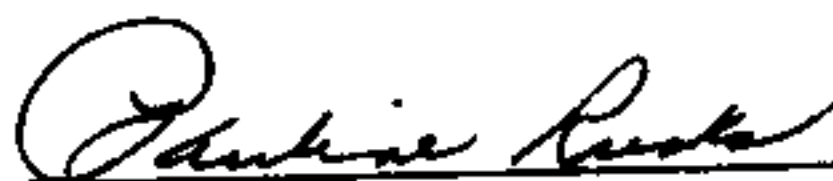
My Commission Expires: 3/3/94

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned, a Notary Public, in and for said County and State, hereby certify that Frank A. Nix, whose name as President of Arlington Properties, Inc., is signed to the foregoing conveyance and who is known to me, acknowledged before me on this date, that, being informed of the contents of said conveyance, he as such officer, executed the same voluntarily for and as the act of said corporation, on the day the same bears date.

GIVEN, under my hand and seal this 28th day of June, 1991.



Notary Public

My Commission Expires: 3/3/94

THIS INSTRUMENT WAS PREPARED BY:

Eagle Point Associates
A. M. Harper
2117 Second Avenue North
Birmingham, Alabama 35203

1. Land Tax	<u>no tax paid</u>
2. City Tax	<u>5.00</u>
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>2.00</u>
5. No 1st Fee	<u>7.00</u>
6. Covered Fee	<u>1.00</u>
Total	<u>10.00</u>

STATE OF ALA. SHERIFF
I CERTIFY THIS
INSTRUMENT WAS FILED

91 AUG -5 AM 10:05

JUDGE OF PROBATE

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