

325

This instrument was prepared by

(Name) Larry L. Halcomb
(Address) 3512 Old Montgomery Highway
Birmingham, Alabama 35209

Send Tax Notice To:
Robert S. Morris
2268 Richmond Circle
Pelham, Alabama 35124

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of One hundred eighteen thousand five hundred & No/100 (118,500.00) DOLLARS,
to the undersigned grantor, Crestwood Homes, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto
Robert S. Morris

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:
Lot 16, according to the Survey of Chanda-Terrace, 5th Sector, as recorded in Map Book
14 page 10, in the Probate Office of Shelby County, Alabama; being situated in Shelby
County, Alabama.
Minerals and mining rights excepted.

Subject to taxes for 1992.
Subject to public utility easements as shown by recorded plat, including a 75 foot Alabama
Power Company easement on the rear of subject property.
Subject to restrictions, covenants and conditions as set out in instrument(s) recorded in
Real 278 page 227 in Probate Office.
Subject to Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s)
recorded in Deed Book 179 page 375; Deed Book 315 page 207 and Deed Book 306 page 390 in
Probate Office.
Subject to Agreement with Alabama Power Company as to underground cables recorded in Real 298
page 933 and covenants pertaining thereto recorded in Real 298 page 895 in Probate Office.
Subject to covenant releasing predecessor in title from any liability arising from sinkholes,
limestone formations, soil conditions or any other known or unknown surface or subsurface
conditions that may now or hereafter exist or occur or cause damage to subject property, as
shown by instrument recorded in Map Book 14 page 10 in Probate Office.
Subject to Agreement between U. S. Pipe & Foundry and Alabama Power Company as set out
in Deed Book 264 page 28 in Probate Office.

\$ 119,981.00 of the purchase price was paid from the proceeds of a mortgage loan closed
simultaneously herewith.
TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

this the 4th day of November, 1991

ATTEST:

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

Crestwood Homes, Inc.

Secretary
91 NOV -6 PM 3:18

1. Deed Tax \$ 1.50
2. Mtg. Tax \$ 0.00
3. Recording Fee \$ 2.50
4. Indexing Fee \$ 3.75
5. No Tax Fee \$ 0.00
6. Certified Fee \$ 1.00
Total \$ 5.75

President, who is

[Signature]
President

STATE OF ALABAMA
COUNTY OF JEFFERSON
I, Larry L. Halcomb,

[Signature]
JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

hereby certify that B. J. Jackson

whose name as President of Crestwood Homes, 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.

Given under my hand and official seal, this the 4th day of November, 1991

[Signature]
Notary Public