

This instrument was prepared by

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

2968
Send Tax Notice To:
James A. Brooks
2277 Richmond Circle
Pelham, Alabama 35124

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

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

(121,139.47)

That in consideration of One hundred twenty one thousand one hundred thirty nine & 47/100 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 James A. Brooks

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

Lot 10, 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 10 foot 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 recorded in Deed Book 264 page 28 in Probate Office.

\$108,900.00 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 encumbrances, 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 24th day of December, 19 91

ATTEST:

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb,

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 24th day of December, 19 91

Notary Public