

2471

This Instrument Prepared By:
Clayton T. Sweeney
2100 SouthBridge Parkway
Suite 650
Birmingham, AL 35209

SEND TAX NOTICE TO:
G. B. Standridge
3280 1st Street
Birmingham, AL 35215

STATE OF ALABAMA)
COUNTY OF SHELBY)

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That in consideration of Seventy Thousand and No/100 Dollars (\$70,000.00) to the undersigned Grantor, CHURACRE, an Alabama General Partnership, (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 G. B. STANDRIDGE (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 8, 9, 10, 14, 16, 17 and 18, according to the Survey of Chelsea Village Estates, as recorded in Map Book 13, Page 133, in the Probate Office of Shelby County, Alabama.

Subject to:

1. Advalorem taxes for the year 1992, which are a lien but not due and payable until October 1, 1992.

2. Building line as shown on recorded map.

3. Existing easements as shown on recorded map.

4. Transmission line permits to Alabama Power Company as recorded in Deed Book 126, Page 52, and Deed Book 226, Page 547, in the Probate Office of Shelby County, Alabama.

5. Right of way of Alabama Power Company, dated 8-15-89.

6. Mineral and mining rights and rights incident thereto and setforth in Deed Book 19, Page 204, in the Probate Office of Shelby County, Alabama.

7. Declaration of Protective Covenants as recorded in Addendum B of the record map of Chelsea Village Estates, in Map Book 13, Page 133, and Real 322, Page 747, in the Probate Office of Shelby County, Alabama.

\$30,000.00 of the consideration was paid from the proceeds of a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD Unto the said GRANTEE, his, heirs and assigns, forever;

And said Grantor does for itself, its successors and assigns, covenant with said GRANTEE, his heirs, successors and assigns, that it is lawfully seized in fee simple of said premises; that it is free from all

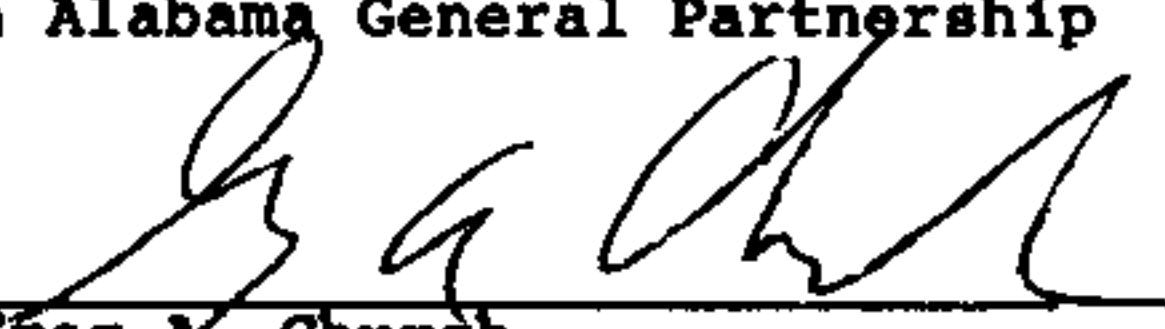
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Birmingham, AL 35209

encumbrances, unless otherwise noted above; that it has a good right to sell and convey the same as aforesaid; that it will and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his heirs, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantor, by its General Partner, Greg A. Church, has hereunto set its signature and seal, this 25th day of February, 1992.

CHURACRE,
an Alabama General Partnership

BY: 

Greg A. Church

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that Greg A. Church whose name as General Partner of CHURACRE, an Alabama General Partnership, 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 general partner and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this the 25th day of February, 1992.


Notary Public

My Commission Expires: 5-25-95

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED

92 MAR 26 PM 5:27

JUDGE OF PROBATE

1. Deed Tax	\$ 40.00
2. Int. Tax	\$ 5.00
3. Recording Fee	\$ 4.00
4. Indexing Fee	\$ 2.00
5. Notary Fee	\$ 1.00
6. Certified Fee	\$ 1.00
Total	\$ 49.00

40.00
5.00
4.00

49.00