

This instrument was prepared by

(Name) Mark B. Polson

Send Tax Notice To:

name

(Address) 2001 Park Place North, Suite 200
Birmingham, Alabama 35203

address

WARRANTY DEED-

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of One Hundred Thirty Thousand and 00/100 Dollars (\$130,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, J. Richard Teel and wife, Peggy Teel

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Paul J. Biggs

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

Lot 109, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Office of the Judge of Probate of Shelby County, Alabama.
Mineral and mining rights excepted.

Subject to the following:

1. Taxes due in the year 1993, a lien, but not yet payable. Parcel #58-03-7-26-0-000-046
2. Building set back lines and easements as shown by record plat.
3. Mineral and mining rights and all rights reserved in Deed Book 40, page 265.
4. Restrictions, conditions and limitations in Misc. Book 12, page 845; Misc. Book 19, page 861; Misc. Book 15, page 844; Misc. Book 23, page 564; Misc. Book 23, page 567 and Real Volume 370, page 938.
5. Easements to Birmingham Water Works in Deed Book 301, page 298.
6. Agreements with Alabama Power Company in Misc. Book 21, page 855.
7. Easements to South Central Bell Telephone Company in Deed Book 306, page 242 and Deed Book 356, page 420.
8. Permit to Alabama Power Company in Deed Book 308, page 651

Inst # 1992-25659

11/04/1992-25659

09:31 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE
001 MJS 139.00

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, they have hereunto set their hands(s) and seal(s), this 29th day of October, 1992.

(Seal)

J. Richard Teel

(Seal)

(Seal)

Peggy Teel

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA

Jefferson COUNTY

General Acknowledgment

I, Melissi Blacic, a Notary Public in and for said County, in said State, hereby certify that J. Richard Teel and wife, Peggy Teel whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 29th day of October, A. D., 1992

Melissi Blacic
8-19-96

Notary Public

My Commission Expires