

This Instrument Prepared By:  
James F. Burford, III  
Attorney at Law  
Suite 200, 100 Vestavia Office Park  
Birmingham, Alabama 35216

Send Tax Notice To:

Inst # 1993-12989

**WARRANTY DEED**

05/07/1993-12989  
10:39 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
001 MCD 55.00

STATE OF ALABAMA )  
SHELBY COUNTY )

**KNOW ALL MEN BY THESE PRESENTS:** That in consideration of Forty-Eight Thousand Five Hundred and No/100 Dollars (\$48,500.00), to the undersigned Grantor (whether one or more), in hand paid by the Grantee herein, the receipt whereof is acknowledged, we, PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, herein referred to as Grantor, (whether one or more), grant, bargain, sell and convey unto BEDWELL CONSTRUCTION CO., INC. (herein referred to as Grantee, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 9, according to the survey of Brookshire, First Sector, a private, single family, residential, estate lot, subdivision, as recorded in Map Book 16, Page 33 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

**SUBJECT TO:** (1) Taxes due in the year 1993 and thereafter; (2) Building setback line of 50 feet reserved from Brookshire Lane as shown by plat; (3) Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1992-4827 and Map Book 16, Page 33 in Probate Office; (4) Easement(s) for ingress, egress and utilities as shown by instrument recorded as Instrument #1993-4771 in Probate Office; (5) Rights of riparian owners in and to the use of Lake.

**TO HAVE AND TO HOLD** to the said Grantee, its successors and assigns forever.

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

**IN WITNESS WHEREOF,** PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP has hereunto its hand and seal, this the 3 day of MAY, 1993.

PELHAM HWY. 35, AN ALABAMA  
GENERAL PARTNERSHIP

By:

Randall H. Goggans

Its: Partner

STATE OF ALABAMA )

JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that RANDALL H. GOGGANS, whose name as Partner of PELHAM HWY. 35, AN ALABAMA GENERAL PARTNERSHIP, 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 said conveyance, he, as such officer and with full authority, 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 3 day of MAY, 1993.

Notary Public

My Commission Expires: 3.1.94