

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was
prepared by:

SEND TAX NOTICE TO:

BROWN, TURNER & SHAW, L.L.C.
Attorneys at Law
211 22nd Street North
Birmingham, Alabama 35203

Inst # 1994-28434
BIRMINGHAM, ALABAMA 35244

STATE OF ALABAMA)

COUNTY OF SHELBY)

09/16/1994-28434
03:42 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 SNA 151.00

WARRANTY DEED

Know All Men by These Presents: That in consideration of THREE HUNDRED FORTY NINE THOUSAND NINE HUNDRED DOLLARS and 00/100 (\$349,900.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, ED GRAY HOMES, INC. (herein referred to as GRANTORS) do grant, bargain, sell and convey unto LILY H. RUPP, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 3407, ACCORDING TO THE SURVEY OF RIVERCHASE COUNTRY CLUB, 34TH ADDITION, AS RECORDED IN MAP BOOK 15 PAGE 32 A, B, & C IN PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

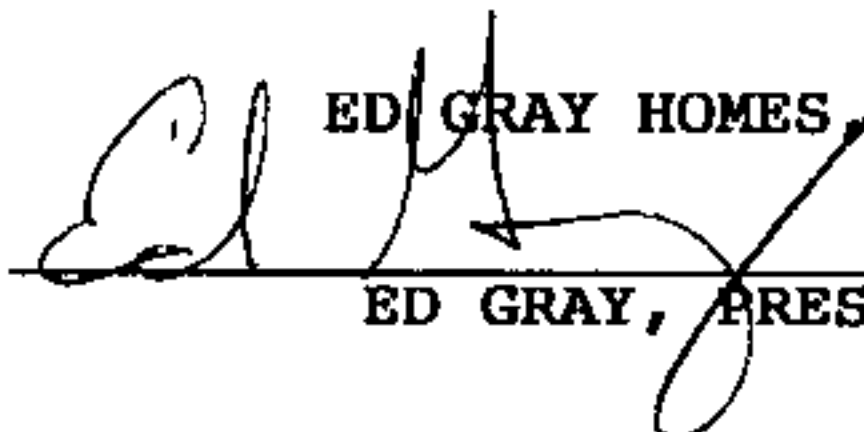
1. Subject to the taxes for the year October 1, 1993 which constitutes a lien, but is not yet due and payable until October 1, 1994.
2. Building setback line of 50 feet reserved from Country Club Court as shown by plat.
3. Public easements as shown by recorded plat, including 125 foot Alabama Power company right of way easement on Southerly side, 30 feet on the Easterly side and 7.5 feet on the Northeasterly and Northwesterly sides of lot.
4. Declaration of Protective Covenants, Agreements, Easements, Charges and Liens for riverchase (Residential) recorded in Misc. Book 15 beginning at Page 536, as amended in Misc. Book 17, beginning at Page 550 and amended as Instrument #1994-1012 and Map Book 15 page 32 and Notice of Compliance Certificate, recorded in Misc. Book 34 Page 549 in Probate office.
5. Easement(s) to Alabama Power Company as shown by instrument recorded in Deed 311 page 801 in Probate Office.
6. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed 127 page 140 in Probate Office.
7. Permit to Alabama Power Company as shown by instrument recorded as Instrument #1992-8438 in Probate Office.

\$210,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with the said GRANTEES, 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, unless otherwise noted above; 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 GRANTEES, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTORS, ED GRAY HOMES, INC., by its PRESIDENT, ED GRAY, who is authorized to execute this conveyance, has hereunto set its signature and seal(s), this the 14th day of September, 1994.


ED GRAY HOMES, INC.
ED GRAY, PRESIDENT

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that ED GRAY, whose name as PRESIDENT of ED GRAY 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 or she 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 this the 14th day of September, 1994.


Notary Public

My commission expires: 05/03/98

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