

THIS INSTRUMENT PREPARED BY:  
Beth O'Neill Roy  
Lange, Simpson, Robinson &  
Somerville  
1700 First Alabama Bank Building  
Birmingham, Alabama 35203

SEND TAX NOTICE TO:  
Mark Froehlich  
#2 Greenbrier Ridge  
Shoal Creek, AL 35242

Inst # 1994-35570

WARRANTY DEED

STATE OF ALABAMA )  
SHELBY COUNTY )

KNOW ALL MEN BY THESE PRESENTS: That in consideration of ONE HUNDRED THOUSAND AND NO/100 (\$100,000.00) DOLLARS to the undersigned Grantor, in hand paid by the Grantee herein, the receipt whereof is acknowledged,

SAMFORD UNIVERSITY, an Alabama non-profit corporation  
(herein referred to as "Grantor"), does grant, bargain, sell, and convey unto

MARK A. FROEHLICH, individually, and MARK A. FROEHLICH  
as custodian for MALLIE ELIZABETH FROEHLICH, a minor

(herein collectively referred to as "Grantee"), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 19, according to the Survey of Shoal Creek Subdivision, as recorded in Map Book 6, Page 150, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

1. Ad valorem taxes for 1994 which are not due and payable until October 1, 1994, and taxes for all subsequent years.
2. Building line as shown by recorded Map.
3. Easements as shown by recorded Map.
4. Restrictions appearing of record in Misc. Volume 19, Page 861; Misc. Volume 23, Page 567; and Misc. Volume 23, Page 546, amended and restated in Real 370, Page 938, in the Office of the Judge of Probate of Shelby County, Alabama.
5. Agreement with Alabama Power Company recorded in Real 298, Page 918; Misc. Volume 21, Page 855; Misc. Volume 26, Page 746; Misc. Volume 26, Page 848; Real 130, Page 599; and Real 1031, Page 516, in said Probate Office.

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6. Restrictions regarding Alabama Power Company recorded in Real 298, Page 889, in said Probate Office.
7. Right of way to Alabama Power company and Southern Bell Telephone and Telegraph Company, recorded in Volume 356, Page 420, in said Probate Office.
8. Right of way granted to Alabama Power Company by instrument recorded in Volume 308, Page 657; Real 133, Page 599; and Volume 318, Page 611, in said Probate Office.
9. Coal, oil, gas and other mineral interests in, to or under the herein described land not owned by Grantor.

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

And Grantor, for itself and for its successors and assigns covenants with the said Grantee, its successors and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all 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, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed under seal by and through its duly authorized officer as of the 1st day of July, 1994.

SAMFORD UNIVERSITY

By: *James E. Gault* (SEAL)  
Its *President*

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County in said State, hereby certify that Thomas E. Corts, whose name as President of SAMFORD UNIVERSITY, an Alabama non-profit 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 as of the 1st day of July, 1994.

My commission expires:

Edith M. Hutson  
Notary Public

~~NOTARY PUBLIC STATE OF ALABAMA AT LARGE~~  
MY COMMISSION EXPIRES: July 8, 1996.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

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