

RECORD 1st

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

CALWELL MILL JOINT VENTURE

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

STATE OF ALABAMA)

COUNTY OF SHELBY)

Inst # 1995-09496

## WARRANTY DEED

Know All Men by These Presents: That in consideration of FIVE HUNDRED and 00/100 (\$500.00) DOLLARS to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, LAWRENCE-ARENDALL-HUMPHRIES REAL ESTATE, INC., AN ALABAMA CORPORATION AND R & H INC., AN ALABAMA CORPORATION (herein referred to as GRANTORS) do grant, bargain, sell and convey unto CALDWELL MILL JOINT VENTURE referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 5, ACCORDING TO A FINAL RECORD PLAT OF CALDWELL MILL TRACE AS RECORDED IN MAP BOOK 18, PAGE 67, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

## SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1994, which constitutes a lien but are not yet due and payable until October 1, 1995.
2. 10 foot easement over the South and real lot lines and 7.5 foot easement along Northerly lot line of said parcel for public utilities, sanitary sewers, storm sewers, storm ditches as shown on recorded map.
3. 200 foot building restriction line form Caldwell Mill Road and a 50 foot building restriction line from rear lot line as shown on recorded map.
4. Restrictions appearing of record in Instrument #1995-06339 and on Map Book 18, Page 67.
5. Right of way and release of damages granted by USX Corporation to Alabama Power Company as recorded in Book 142, Page 148, dated 12-24-1986.
6. Easements for rights-of-way granted by United States Steel Corporation to Shelby County, Alabama recorded in book 233, Page 700; Book 93, and Book 72, page 350.
7. Covenants, reservations and easements as set forth in deed to be insured.
8. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including release of damages, as recorded in deed to be insured.

04/12/1995-09496  
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9. Covenants, Conditions, Restrictions, Reservations, Release of Damages and Easements as set forth in #1994-12960.
10. Agreement by Alabama Power Company as recorded in Instrument #1994-32454.

TO HAVE AND TO HOLD Unto the said GRANTEES, 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, his, her, or 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, his, her, or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR, LAWRENCE-ARENDALL-HUMPHRIES REAL ESTATE, INC., AN ALABAMA CORPORATION, AND R & H, INC., AN ALABAMA CORPORATION, by its SECRETARY/TREASURER, S. MAURICE HUMPHRIES who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 3rd day of April, 1995.

LAWRENCE-ARENDALL-HUMPHRIES REAL ESTATE, INC.  
AN ALABAMA CORPORATION

By:   
S. MAURICE HUMPHRIES  
SECRETARY/TREASURER

R & H, INC. AN ALABAMA CORPORATION

By:   
S. MAURICE HUMPHRIES  
SECRETARY/TREASURER

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

#### ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that S. MAURICE HUMPHRIES, whose name as SECRETARY/TREASURER of LAWRENCE-ARENDALL-HUMPHRIES REAL ESTATE, INC., AN ALABAMA CORPORATION AND R & H, INC., AN ALABAMA 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.

Given under my hand this the 3rd day of April, 1995.

  
Notary Public

My commission expires: 05/03/98

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