

Send tax notice to:

James H. Anderson

Debbie R. Anderson

3644 Altadena Drive

Birmingham, AL 35243

This instrument prepared by:

John E. Hagefstration, Jr.

Bradley, Arant, Rose & White

2001 Park Place Tower, Suite 1400

Birmingham, Alabama 35203

STATE OF ALABAMA

)

:

SHELBY COUNTY

)

### STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Eighty-Five Thousand and No/100 Dollars (\$85,000.00) in hand paid to Birmingham Realty Company, an Alabama corporation ("Grantor") by James H. Anderson and Debbie R. Anderson ("Grantees"), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, and convey unto Grantees, as joint tenants with right of survivorship, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Part of Lot 7, Oak Mountain Commerce Place as recorded in Map Book 18, page 58 in the Office of the Judge of Probate in Shelby County, Alabama, being located in the NW¼ of Section 6, Township 20 South, Range 2 West, more particularly described as follows: Begin at the NE corner of Section 1, Township 19 South, Range 3 West said point also being the NW corner of Section 6, Township 20 South, Range 2 West and lying on the Westerly line of said Lot 7; thence in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 20.15 feet; thence 83°32'08" left in an Easterly direction a distance of 196.15 feet to the Westerly right of way line of Commerce Court; thence 91°45'07" left in a Northerly direction along said right of way line a distance of 197.00 feet; thence 90° left in a Westerly direction a distance of 223.62 feet; thence 97°40'51" left in a Southerly direction along the Westerly line of said Lot 7 and said Section 6, a distance of 184.71 feet to the point of beginning.

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SHELBY COUNTY JUDGE OF PROBATE

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TO HAVE AND TO HOLD unto Grantees, as joint tenants with right of survivorship, their heirs and assigns forever; subject, however, to the following:

1. Building setback line and public easements as shown by recorded plat.

2. Restrictions, covenants and conditions as set out in instrument(s) recorded as Instrument #1994-21077 in Probate Office.
3. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded as Instrument #1994-3243 in Probate Office.
4. Location of 75 Alabama Power Company easement as shown on the survey by Melvin R. Reynolds dated January 10, 1995.

IN WITNESS WHEREOF, Grantor, has caused these presents to be executed for and in its corporate name by its duly authorized officer on or as of the 26<sup>th</sup> day of June, 1995.

BIRMINGHAM REALTY COMPANY

By: Russell M. Cunningham III

Its: President

STATE OF ALABAMA )

COUNTY OF JEFFERSON )

I, the undersigned, a notary public in and for said county in said state, hereby certify that Russell M. Cunningham III, whose name as President of Birmingham Realty Company, an Alabama corporation, is signed to the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, 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 this the 26<sup>th</sup> day of June, 1995.

W. E. Haglund

Notary Public

[NOTARIAL SEAL]

My commission expires: 9-19-98

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SHELBY COUNTY JUDGE OF PROBATE  
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