

This instrument was prepared by:
(Name) Gene W. Gray, Jr.
(Address) 2100 SouthBridge Parkway, #650
Birmingham, Alabama 35209

Send Tax Notice To: SCOTT E. BOSTICK
name
501 MEADOW RIDGE CIRCLE
address
BIRMINGHAM, ALABAMA 35242

WARRANTY DEED-

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED NINETY EIGHT THOUSAND AND NO/100-----
-----DOLLARS (\$198,000.00)
to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I
or we, CLEM D. BURCH AND WIFE, ANGELA M. BURCH

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto SCOTT E. BOSTICK

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama,
to-wit:

THE PROPERTY CONVEYED BY THIS INSTRUMENT IS DESCRIBED ON EXHIBIT "A" ATTACHED
HERETO, MADE A PART HEREOF AND INCORPROATED HEREIN FOR ALL PURPOSES.

Inst # 1995-19069

07/19/1995-19069
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 RCD 21.00

TO HAVE AND HOLD to the said grantee, 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,
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, their heirs and assigns forever, against
the lawful claims of all person.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal (s), this 17th
day of July, 19 95

_____(Seal)
_____(Seal)
_____(Seal)

Clem D. Burch (Seal)
Angela M. Burch (Seal)
_____(Seal)

STATE OF ALABAMA }
Jefferson COUNTY }

General Acknowledgment

I, GENE W. GRAY, JR., a Notary Public in and for the said County, in said State, hereby certify that
CLEM D. BURCH AND WIFE, ANGELA M. BURCH
whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me
on this day, that, being informed of the contents of the conveyance they executed the same voluntarily
on the day the same bears date.

Given under my hands and official seal this 17th day of July, A.D., 19 95

GENE W. GRAY, JR. Notary Public

EXHIBIT "A"

Lot 1, according to the survey of Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13 page 20 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except the following described parcel of land: Part of Lot 1, Meadow Brook Cluster Homes, 1st Sector, as recorded in Map Book 13 Page 20 in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Commence at the Northeast corner of said Lot 1; thence run in a Westerly direction along the North line of said Lot 1 and also along the South line of Lot 2 in said Meadow Brook Cluster Homes for a distance of 27.00 feet to the point of beginning; thence turn an angle to the left of 90 deg. 00 min. 00 sec. and run in a Southerly direction for a distance of 1.00 foot to a point; thence turn an angle to the right 90 deg. 00 min. 00 sec. and run in a Westerly direction parallel to North line of said Lot 1 for a distance of 53.20 feet to a point; thence turn an angle to the right 90 deg. 00 min. 00 sec. and run in a Northerly direction for a distance of 1.00 foot to the North line of said Lot 1; thence turn an angle to the right of 90 deg. 00 min. 00 sec. and run in an Easterly direction along the North line of said Lot 1 for a distance of 53.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Advalorem taxes for the year 1995 which are a lien, but not due and payable until October 01, 1995;

Building setback line of 25 feet reserved from Meadow Ridge Road; 10 feet reserved from Meadow Ridge Drive and Meadow Ridge Circle as shown by plat.

Public easements as shown by recorded plat, including 15 feet on the Northerly side of lot .

Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 219 page 970; Real 236 page 471 and Real 153 page 921 in Probate Office.

Easement(s) to Alabama Power Company as shown by instrument recorded in Real 171 page 714 in Probate Office.

Easement(s) and Agreement(s) for sewer line as shown by instrument recorded in Real 43 page 611 in Probate Office.

Easement(s) to Daniel International Corporation as shown by instrument recorded in Deed 356 page 288 in Probate Office.

Agreement with Alabama Power Company as to underground cables recorded in Real 224 page 185 and covenants pertaining thereto recorded in Real 224 page 196 in Probate Office.

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 32 page 48 and Deed 65 page 96 in Probate Office.

Release of damages as set out in instrument recorded in Real 350 page 113 in Probate Office.

Covenant releasing predecessor in title from any liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 13 page 20 in Probate Office; the policy will insure that any violation of this covenant will not result in a forfeiture or reversion of title.

Restrictions, limitations and conditions as set out in Map Book 13 page 20.

Sewer line easement and agreement as set out as Instrument #1994-3407 in Probate Office.

C.B.

AB

Inst. # 1995-19069

07/19/1995-19069
03:14 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 21.00