

This instrument was prepared by

(Name) Michael J. Romeo, Attorney at Law

(Address) 15 Office Park Circle Suite 100 Birmingham, Alabama 35223

Form 1-1-27 Rev. 1-86

WARRANTY DEED—Lawyers Title Insurance Corporation, Birmingham, Alabama

STATE OF ALABAMA

Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Seventy-Nine Thousand Nine Hundred Dollars (\$79,900.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Hen-Sons Construction, Ltd., a Limited Partnership

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

Kathryn P. Martin, unmarried

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

Lot 8, according to the Survey of Clearview Estates, First Sector, in Map Book 12, Page 31 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject To:

1. Ad Valorem taxes due & payable October 1st, 1996.
2. Building setback line of 30 feet reserved from Brandy Lane as shown by plat.
3. Restrictions, covenants and conditions as set out in instrument(s) recorded in Instrument #1994-4147 and Instrument #1994-3760 in Probate Office.
4. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 129 page 164; Deed Book 199 page 432 and Deed Book 240 page 829 in Probate Office.
5. Right(s)-of-Way(s) granted to South Central Bell by instrument(s) recorded in Deed Book 323 page 2 in Probate Office.
6. Easement(s) to Alabama Power Company and South Central Bell as shown by instrument recorded in Real 208 page 628 in Probate Office.
7. Restrictions, limitations and conditions as set out in Map Book 12 page 31.
8. Perpetual Easement as set out in Deed Book 352 page 45 in Probate Office.

TO HAVE AND TO 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 persons.

IN WITNESS WHEREOF, I have hereunto set my hands(s) and seal(s), this 8th day of November 1995

Hen-Sons Construction, Ltd., a Limited Partnership

(Seal) by: Roland Henson (Seal) GENERAL PARTNER

(Seal) (Seal)

(Seal) 12/15/1995-35969 10:28 AM CERTIFIED (Seal)

STATE OF ALABAMA

Shelby COUNTY

SHELBY COUNTY JUDGE OF PROBATE
Clerk of Court
Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Hen-Sons Construction, Ltd., a Limited Partnership whose name 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of November A. D. 1995

Notary Public.