

10806

This Instrument Prepared By:
Timothy A. Massey
1100 East Park Drive, Suite 301
Birmingham, Al 35235

Send Tax Notice To:
Jacqueline N. Cavanaugh
327 Willow Crest Lane
Birmingham, Alabama 35244

REFER TO MORTGAGE RECORDED IN INSTRUMENT
NO. 1995-32058

STATE OF ALABAMA
SHELBY COUNTY

STATUTORY WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of ONE HUNDRED SEVENTY-NINE THOUSAND NINE HUNDRED AND NO/100 (\$179,900.00) DOLLARS in hand paid to J-Wes Company, Inc., an Alabama Corporation ("Grantor") by JACQUELINE N. CAVANAUGH (Grantee), the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby grant, bargain, sell and convey unto Grantee, subject to the matters hereinafter set forth, the following described real estate situated in Shelby County, Alabama, to-wit:

Lot 18, Block 1, according to the Amended Map of Southlake Crest, 2nd Sector, as recorded in Map Book 19, Page 14, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

\$50,000.00 of the purchase price is being paid by the proceeds of a first mortgage loan executed and recorded simultaneously herewith.

TO HAVE AND TO HOLD unto the said Grantee, her heirs and assigns forever; subject however to the following:

1. Current ad valorem taxes.
2. Transmission line permit(s) to Alabama Power Company as shown by Instrument(s) recorded in Deed Book 129, Page 572, and Deed Book 219, Page 734, in said Probate Office.
3. Easement(s) to Alabama Power Company as shown by instrument recorded in Real 142, Page 184, and Real 149, Page 12, in said Probate Office.
4. 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 Book 121, Page 294, in said Probate Office.
5. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 160, Page 495, and as Instrument #1993-30195, Instrument # 1993-40742, Instrument #1993-40743, and Instrument

Inst. # 1996-00261
01/04/1996-00261
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Inst. # 1996-00261

#1993-22812 in said Probate Office.

6. Restrictions for land use as set out in Real 160, Page 492, in said Probate Office.
7. Building setback lines and public utility easements as shown by recorded plat.
8. Articles of Incorporation of Southlake Crest Residential Association, Inc., as recorded as Instrument #1993-30196 in said Probate Office.
9. ByLaws of Southlake Crest Residential Association, Inc., as recorded as in Instrument #1993-30197, in said Probate Office.
10. Easements, restrictions, covenants, reservations and rights-of-way of record.

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 25th day of October, 1995.

J-WES CO., INC.

By:

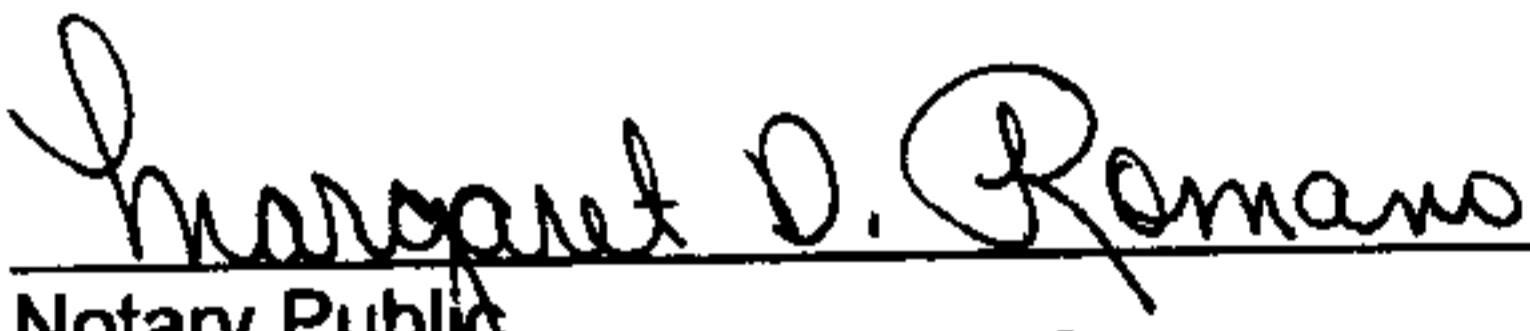

William E. Dennis

Its: Vice President

STATE OF ALABAMA ()
COUNTY OF JEFFERSON ()

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that William E. Dennis, whose name as Vice President of J-Wes Co., Inc., 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 such 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 25th day of October, 1995.



Notary Public
My Commission Expires: 2-15-99

Not # 1996-00261

01/04/1996-00261
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