

\$20,000
Equity

SEND TAX NOTICES TO:

Mr. Robert O. Lucas, II
624 Highland Lakes Cove
Birmingham, Alabama 35242

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of Grantee's assumption of that certain mortgage executed by Cameo Construction Co., Inc. in favor of Colonial Bank, and \$10.00, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, **CAMEO CONSTRUCTION CO., INC.**, an Alabama corporation (herein referred to as "Grantor"), hereby grants, bargains, sells, and conveys unto **ROBERT O. LUCAS, II** (herein referred to as "Grantee") the following described real estate situated in Shelby County, Alabama, to wit:

Lot 13, according to the Survey of Weatherly Glen Abbey, Sector 12, as recorded in Map Book 18, page 128, in the Probate Office of Shelby County, Alabama.

SUBJECT TO: i) Taxes for 1996 and subsequent years, a lien, but not yet due and payable; ii) 30 foot building line as shown by recorded Map; iii) restrictions shown by recorded Map; iv) restrictions appearing of record in Instrument 1994-25694, Instrument 1995-9413 and Instrument 1994-12193 in the Probate Office of Shelby County, Alabama; v) denial of access to and from subject property and Project known as I-65; vi) easement over the West side as shown on the Survey of R.C. Farmer & Associates, Inc.; vii) right of way granted to Alabama Power Company by instrument recorded in Book 127, Page 410 and Book 194, Page 30 in the Probate Office of Shelby County, Alabama; viii) right of way to the State of Alabama, recorded in Volume 180, page 571; Volume 180, page 591 (County Road #11), and Volume 278, page 567 (I-65) in the Probate Office of Shelby County, Alabama; ix) agreement for ingress and egress as set forth in Book 289, page 858 in the Probate Office of Shelby County; and x) coal, oil, gas and other mineral interests in, to or under the Property which are not owned by Grantor.

TO HAVE AND TO HOLD the described premises to Grantee, his heirs, executors, successors and assigns forever.

AND THE GRANTOR does for itself and its successors and assigns, covenant with said Grantee, his heirs, executors, successors and assigns, that Grantor is lawfully

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seized in fee simple of the premises, that they are free from all encumbrances, unless otherwise noted above, that Grantor has good right to sell and convey the same as aforesaid, and that Grantor will and its successors and assigns shall warrant and defend same to said Grantee, his heirs, executors, successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 31 day of JAN., 1996.

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CAMEO CONSTRUCTION CO., INC.

By: Gerry Bailey

(Its President)

STATE OF ALABAMA)
JEFFERSON COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Gerry Bailey, whose name as President of CAMEO CONSTRUCTION CO., INC., a 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 this instrument, he, as such officer and with full authority, executed the same voluntarily as an act of said corporation. *

Given under my hand and official seal, this the 31ST day of January, 1996.

April C. Price
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 1, 1998

THIS INSTRUMENT PREPARED BY AND AFTER
RECORDATION SHOULD BE RETURNED TO:

William B. Hairston, III
Engel, Hairston, & Johanson P.C.
P.O. Box 370027
Birmingham, AL 35237
(205) 328-4600

Inst # 1996-03695

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