

SEND TAX NOTICES TO:
HEATHERBROOKE
CONSTRUCTION COMPANY, INC.
125 Glen Abbey Lane
Alabaster, AL 35007

Inst # 1996-24958

WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS, that in consideration of the sum of Twenty Nine Thousand Nine Hundred and 00/100 Dollars (\$29,900.00) to the undersigned grantors, in hand paid by the grantee herein, the receipt of which is hereby acknowledged, CAMEO CONSTRUCTION CO., INC. (herein referred to as "Grantor"), hereby grants bargains, sells, and conveys unto HEATHERBROOKE CONSTRUCTION COMPANY, INC. (herein referred to as "Grantee"), the following described real estate situated in Shelby County, Alabama, to wit:

Lot 449, according to the Survey of Weatherly Broadmoor Abbey, Sector 25, as recorded in Map Book 21, page 1, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- i) 1996 taxes a lien but not yet payable;
- ii) 30 foot building line as shown by recorded Map;
- iii) Covenants and Agreement recorded in Instrument 1995-6003 in the Probate Office of Shelby County, Alabama;
- iv) Mineral and mining rights and rights incident thereto recorded in Instrument 1996-2155 and Volume 59, page 197 in the Probate Office of Shelby County, Alabama;
- v) Right of Way granted to Alabama Power Company by instrument recorded in Volume 194, page 30 in the Probate Office of Shelby County, Alabama;
- vi) Agreement for ingress and egress recorded in Volume 289, page 858 in the Probate Office of Shelby County, Alabama; and
- vii) Restrictions or covenants recorded in Instrument 1996-09837 in

ALA-War.ded 7/23/96 4:04pm

08/02/1996-24958
08:52 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NEL 12.00

the Probate Office of Shelby County, Alabama.

TO HAVE AND TO HOLD the described premises to Grantee, its successors and assigns forever.

AND THE GRANTOR does for itself, and its successors and assigns, covenant with said Grantee, its successors and assigns, that Grantor is lawfully 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, its successors and assigns forever, against the lawful claims of all persons.

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

CAMEO CONSTRUCTION CO., INC. ,

By: Terry Dailey
(its President)

STATE OF ALABAMA)
SHELBY COUNTY)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Terry Dailey, 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 said instrument, he/she, as such officer, and with full authority, executed the same voluntarily, as an act of said corporation, acting in his/her capacity as aforesaid.

Given under my hand and official seal, this the 30th day of July, 1996.

Helicia D. Redd
NOTARY PUBLIC

My Commission Expires: _____

MY COMMISSION EXPIRES JULY 7, 1998

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

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