

**SEND TAX NOTICES TO:**  
**HEATHERBROOKE CONSTRUCTION CO**  
125 Glen Abbey Lane  
Alabaster, AL 35007

**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 Dollars (\$29,900.00) to the undersigned grantor, 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 CO., INC.** (herein referred to as "Grantee") the following described real estate, which is situated in Shelby County, Alabama, to wit:

Lot 436, 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) taxes and assessments for the year 1996 and subsequent years; ii) 30 foot building line as shown by recorded map; iii) 7.5 foot Easement on west and north, as shown by recorded Map; iv) Easement as recorded in Instrument 1995-6002, v) Covenants and Agreement recorded in Instrument 1995-6003, vi) Mineral and mining rights and rights incident thereto recorded in Instrument 1996-2155 and Volume 59, page 197; vii) Right of way granted to Alabama Power Company by Instrument recorded in Volume 194, page 30; viii) Agreement for ingress and egress, recorded in Volume 289, page 858.

[The purchase price recited above was paid from a mortgage loan closed simultaneously herewith.]

**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

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SHELBY COUNTY JUDGE OF PROBATE  
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successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor has signed and sealed this Deed on the 10 day of September, 1996.

CAMEO CONSTRUCTION CO., INC.

By: Jerry Dailey  
(Its President)

STATE OF ALABAMA )  
JEFFERSON COUNTY )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Jerry 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 10 day of September, 1996.

April C. Rice

NOTARY PUBLIC MY COMMISSION EXPIRES OCTOBER 1, 1998  
My Commission Expires: \_\_\_\_\_

THIS INSTRUMENT PREPARED BY:

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

Inst. # 1996-30649

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