

SEND TAX NOTICES TO:

HEATHERBROOKE CONSTRUCTION CO., INC.

212 Broadmoor Circle
Albaster, AL 35007

Inst # 1996-42251

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 COMPANY, INC.** (herein referred to as "Grantee") the following described real estate, which is situated in Shelby County, Alabama, to wit:

Lot 435, 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 1997 and subsequent years; ii) 30 foot building line as shown by recorded map; iii) varying width easement on south, 15 foot easement on east, 10 foot easement on west, and 7.5 foot easement on 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; and ix) Declaration of Protective Covenants as recorded in Instrument 1996-9837.

[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

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SHELBY COUNTY JUDGE OF PROBATE
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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 18 day of December, 1996.

CAMEO CONSTRUCTION CO., INC.

By: *James 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 *JAMES 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 18th day of December, 1996.

April C. Price
NOTARY PUBLIC

My Commission Expires: MY COMMISSION EXPIRES OCTOBER 1, 1999

THIS INSTRUMENT PREPARED BY:
William B. Hairston III
Engel, Hairston, & Johanson P.C.
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(205) 328-4600

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