

2/457

This instrument was prepared by:
Ray D. Gibbons, Esq.
Gordon, Silberman, Wiggins & Childs
1400 SouthTrust Tower
Birmingham, Alabama 35203

Send Tax Notice to:
William L. & Suzanne C. Goostree
1014 Burnt Pine Drive
Maylene, Alabama 35114

GENERAL WARRANTY DEED

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL PERSONS BY THESE PRESENTS:

That in consideration of Forty Thousand Nine Hundred and No/100 Dollars (\$40,900.00) to the undersigned **ENVIROBUILD, INC.**, an Alabama corporation (hereinafter referred to as GRANTOR), in hand paid by the GRANTEES herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto **WILLIAM L. GOOSTREE and wife SUZANNE C. GOOSTREE** (hereinafter referred to collectively as GRANTEES), the following described real estate, situated in Shelby County, Alabama, to-wit:

Unit 25, in Saddle Lake Farms Condominium, a Condominium located in Shelby County, Alabama, as established by Declaration of Condominium as recorded in Inst. #1995-17533 and Articles of Incorporation of Saddle Lake Farms Association, Inc. as recorded in Inst. #1995-17530, in the Office of the Judge of Probate of Shelby County, Alabama, together with an undivided 1/174 interest in the Common Elements of Saddle Lake Farms Condominium as set out in the said Declaration of Condominium, said unit being more particularly described in the floor plans and architectural drawings of Saddle Lake Farms Condominium as recorded in Map Book 20, Page 20 A & B, in the Probate Office of Shelby County, Alabama,

Minerals and mining rights excepted.

SUBJECT TO:

1. Taxes for the year 1997 and subsequent years.
2. Restrictions, easements and building line as shown on recorded map.
3. Riparian rights associated with the lake under applicable State and/or Federal law.
4. Less and except any part of subject property lying within any lake right-of way.
5. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto.
6. Restrictions and covenants appearing of record in Inst. #1995-17533.
7. Right-of-way granted to South Central Bell Telephone Company recorded in Volume 342, Page 227, Real Volume 25, Page 793 and Real Volume 188, Page 854.
8. Right-of-way granted to Alabama Power Company recorded in Volume 343, Page 920.

TO HAVE AND TO HOLD to the said GRANTEES, their heirs and assigns forever.

05/21/1997-15809
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 MCD 12.00

Inst # 1997-15809

And said GRANTOR does for itself, its administrators, successors and assigns, covenant with said GRANTEES, their administrators, heirs and assigns, that it is lawfully seized in fee simple of said premises; that said premises are free from all encumbrances, unless otherwise stated above; that it has a good right to sell and convey the same as aforesaid; and that it will, and its administrators, successors and assigns shall, warrant and defend the same to the said GRANTEES, their administrators, heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the duly authorized officer of said GRANTOR has hereto set his signature and seal, this the 8th day of May, 1997.

WITNESSES:
~~ATTORNEY:~~

R.M. Nicholson

ENVIROBUILD, INC.

By: [Signature]
Its: Secretary/Treasurer

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

I, the undersigned, a Notary Public in and for said County in said State, hereby certify that R.M. Nicholson, whose name as Secretary/Treasurer of Envirobuild, 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 said 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 8th day of May, 1997.

(SEAL)

Elizabeth A. Conner
Notary Public
My Commission Expires: 11/10/2001

K:\CORP\SOUTHERN\GOOSTREE\DOC\DEED

Inst # 1997-15809

05/21/1997-15809
10:00 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
MCD 12.00