

01000

Corporate Warranty Deed

State of Alabama)
Shelby County)

KNOW ALL MEN BY THESE PRESENTS: That in consideration of Ten and No/100ths DOLLARS and other good and valuable considerations to the undersigned GRANTORS in hand paid by GRANTEES herein, the receipt and sufficiency of which are hereby acknowledged, we,

Eagle Point Associates, an Alabama general partnership
(herein referred to as GRANTORS, whether one or more, do grant bargain sell and convey unto


Milton J. Johnson

(herein referred to as GRANTEES, whether one or more), the following described real estate situated in County, Alabama, to-wit:

Lot 28, according to the Survey of Eagle Point, First Sector, Phase I, as recorded in Map Book 14 page 114 A & B in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT, however, to the following:

1. Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights set out in Deed Book 331 page 262 in said Probate Office;
2. Any prior reservation or conveyance, together with release of damages of minerals of every kind and character, including, but not limited to gas, oil, sand and gravel in, on and under subject property;
3. General and special taxes or assessments for the ad valorem tax year beginning October 1, 1997 and subsequent years, that have accrued or may accrue but are not yet due and payable;
4. Building setback line of 35 feet reserved from Eagle Wood Court and Eagle Point Drive as shown by recorded plat;
5. Easements as shown by recorded plat, including 12.5 feet on the easterly and Southeasterly sides of lot;
6. Restrictions, covenants and conditions as set out in instrument(s) recorded in Real 329 page 434, amended by Real 350 page 775 and in map Book 14 page 114 in said Probate Office;
7. Covenant releasing predecessor in title from any known liability arising from sinkholes, limestone formations, soil conditions or any other known or unknown surface or subsurface conditions that may now or hereafter exist or occur or cause damage to subject property, as shown by instrument recorded in Map Book 14 page 114 in said Probate Office;
8. Transmission Line Permit(s) granted to Alabama Power Company by instrument recorded in Deed Book 111 page 408 in said Probate Office.

Arlington Properties, Inc. and Eagle Point Associates, Inc. constitute all of the general partners of the Grantor, Eagle Point Associates, an Alabama general partnership.

12/08/1997-39833
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 HCD 23.50

Inst # 1997-39833

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

And we do for ourselves and for our heirs, executors and administrators covenant with the said GRANTEES, their heirs and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances unless otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hand(s) and seal(s), this 26th day of November, 1997.

ATTEST:

BY: [Signature]
Its Secretary
[Corporate Seal]

Arlington Properties, Inc.

BY: [Signature] (SEAL)
Its Chairman

Eagle Point Associates, Inc.

BY: [Signature]
Its Assistant Secretary
[Corporate Seal]

BY: [Signature] (SEAL)
Its VP

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Corporate Acknowledgment

I, KATHERINE S. MAYFIELD, a Notary Public in and for said County, in said State, hereby certify that William C. Hulsey, whose name as President of Arlington Properties, Inc., ("Arlington"), Arlington being a general partner of Eagle Point Associates, an Alabama general partnership, and Hugh, who in his capacity as Secretary of Arlington has attested the signature of said William C. Hulsey as such President of Arlington, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing conveyance, they executed the same voluntarily on the day same bears date in their stated capacities as such officers of Arlington.

Given under my hand and official seal this 26th day of November, A.D. 1997.

[Notarial Seal]

Katherine S. Mayfield
Notary Public

My commission expires: 8-1-99

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Corporate Acknowledgment

I, Nancy L. Pierce, a Notary Public in and for said County, in said State, hereby certify that WILLIAM K. MURRAY, whose name(s) as VP of Eagle Point Associates, Inc., ("EPAI"), which is a general partner of Eagle Point Associates, an Alabama general partnership, and JAMES R. DAVIS, who in his capacity as ASST. SECRETARY of EPAI has attested the signature of WILLIAM K. MURRAY as such ^{VP} President of EPAI, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the foregoing conveyance, they executed the same voluntarily on the day same bears date in their stated capacities as such officers of EPAI, for and as the act of EPAI.

Given under my hand and official seal this 26 day of November, A.D. 1997.

[Notarial Seal]

Nancy L. Pierce
Notary Public

My commission expires: 4-25-99

This instrument was prepared by: James R. Davis, Attorney at Law, 3709 Spearman Drive, Birmingham, AL 35216.

Scrivener's Note: The GRANTEE'S NAME ORIGINALLY APPEARED IN ERROR AS "MILTON J. JOHNSON" AND HAS BEEN CORRECTED BY HAND CORRECTION AT CLOSING TO READ "MILTON J. JOHNSON," WHICH IS THE TRUE AND CORRECT NAME OF THE GRANTEE, WITH THE CONSENT OF ALL PARTIES.

WITNESS MY HAND & SEAL THIS 5th day OF DECEMBER, 1997.

James R. Davis
SCRIVENER

*SWORN TO AND SUBSCRIBED
BEFORE ME, THE UNDERSIGNED
AUTHORITY, ON THIS THE
5th DAY OF DECEMBER, 1997*

(NOTARIAL
SEAL)

Nancy L. Pierce
NOTARY PUBLIC
MY COMMISSION EXPIRES 4-25-99

12/08/1997-39833
10:31 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
003 MCD 23.50

Return to:
MILTON J. JOHNSON
3073 FOREST AVE
HUEYTOWN, AL 35023

Inst. # 1997-39833