

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

This Instrument was prepared by:

SEND TAX NOTICE TO:

R. Shan Paden
PADEN & PADEN
Attorneys at Law
100 Concourse Parkway, Suite 130
Birmingham, Alabama 35244

JOHN DAVID DRISKILL
609 PARKSIDE CIRCLE
HELENA, AL 35080

STATE OF ALABAMA)

COUNTY OF SHELBY)

WARRANTY DEED

Know All Men by These Presents: That in consideration of NINETY SEVEN THOUSAND NINE HUNDRED and 00/100 DOLLARS (\$97,900.00) DOLLARS to the undersigned grantor, C.W. FULGHAM CONSTRUCTION, INC. a corporation, 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 JOHN DAVID DRISKILL, A MARRIED PERSON, (herein referred to as GRANTEES, whether one or more) the following described real estate, situated in SHELBY County, Alabama, to-wit:

LOT 31, ACCORDING TO THE SURVEY OF PARKSIDE, AS RECORDED IN MAP BOOK 22 PAGE 133 IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.

SUBJECT TO:

1. Taxes for the year beginning October 1, 1997 which constitutes a lien but are not yet due and payable until October 1, 1998.
2. Building setback line of 20 feet reserved from rear of lot and 25 feet reserved from Parkside Circle as shown by plat.
3. Easements as shown by recorded plat, including a 15 foot easement on the Northerly side and 5 feet on the Easterly side of lot.
4. Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1997-25047 in Probate Office.
5. Transmission Line Permit(s) to Alabama Power Company as shown by instrument(s) recorded in Deed Book 96 page 274, Deed Book 118 page 585 and Deed Book 163 page 422 in Probate Office.
6. Restrictions, limitations and conditions as set out in Map Book 22 page 133.
7. Drainage easement as set out in Inst. #1992-13799 in the Probate Office.
8. Rights of owners of property adjoining property in and to the joint or common rights in building situated on said lots, such rights include but are not limited to roof, foundation, party walls, walkway and entrance.

\$93,000.00 of the consideration herein was derived from a mortgage closed simultaneously herewith.

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

04/03/1998-11809
09:10 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 NCB 16.00

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

IN WITNESS WHEREOF, the said GRANTOR, C.W. FULGHAM CONSTRUCTION, INC., by its PRESIDENT, C.W. FULGHAM who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 31st day of March, 1998.

C.W. FULGHAM CONSTRUCTION, INC.

By: C.W. Fulgham
C.W. FULGHAM, PRESIDENT

STATE OF ALABAMA)

COUNTY OF SHELBY)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that C.W. FULGHAM, whose name as PRESIDENT of C.W. FULGHAM CONSTRUCTION, INC., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he or she, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand this the 31st day of March, 1998.

Robert J. Padu
Notary Public

My commission expires: 7/16/98

Inst # 1998-11809

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