

This instrument was prepared by

(Name) John L. Hartman, III
P. O. Box 846
(Address) Birmingham, AL 35201

SEND TAX NOTICE TO:
C. Diane Pitts
558 Matador Drive,
Chelsea, AL 35043

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three Hundred Five Thousand Five Hundred and no/100----- DOLLARS
(\$305,500.00)
to the undersigned grantor, MCGINNIS CONSTRUCTION COMPANY, INC. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged,
the said GRANTOR does by these presents, grant, bargain, sell and convey unto

C. DIANE PITTS
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Inst # 1998-23074

06/22/1998-23074
11:39 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DOE NEL 316.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or
their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances, 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 GRANTEE, his, her or their heirs, executors and assigns
forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its
authorized to execute this conveyance, hereto set its signature and seal.

President, who is

this the 18th day of June, 19 98

MCGINNIS CONSTRUCTION COMPANY, INC.

ATTEST:

Secretary

By

Rodney McGinnis
Rodney McGinnis President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Rodney McGinnis

whose name as President of MCGINNIS CONSTRUCTION COMPANY, 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, 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 18th day of June, 19 98

John L. Hartman, III
John L. Hartman, III Notary Public

EXHIBIT "A"

Lot 3, according to the Survey of High Chaparral, Sector B, First Addition as recorded in Map Book 22, page 60 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO: (1) Current taxes; (2) Building setback line of 60 feet reserved from Matador Drive as shown by plat; (3) Easements as shown by recorded plat, including 10 feet along the Easterly side within building setback line and 30 feet along the Westerly side and an irregular easement along the Northerly side of lot; (4) Restrictions, covenants and conditions as set out in instrument(s) recorded in Inst. #1992-25020; Inst. #1992-25023; Inst. #1996-9688 in Probate Office and supplemental agreement(s) to be recorded; (5) Right(s)-of-Way(s) granted to Plantation Pipeline Co. by instrument(s) recorded in Deed Book 145, page 276 in Probate Office; (6) Right(s)-of-Way(s) granted to Colonial Pipeline Co. by instrument(s) recorded in Deed Book 224 page 477 in Probate Office; (7) Easement(s) to Plantation Pipeline Co. as shown by instrument recorded in Deed Book 254, page 515 in Probate Office; (7) 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 Real 178, page 475 and Real 187 page 178 in Probate Office; (8) Restrictions, limitations and conditions as set out in Map Book 22, page 60; (9) Oil and Gas Lease as set out in Real 324 page 381 and Real 324 page 391 in Probate Office; (10) Terms and conditions as set out in Contract Release and Agreement as set out in Inst. #1996-9689 in Probate Office.

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