

R9807-2457

(RECORDING INFORMATION ONLY ABOVE THIS LINE)

R9807-2457TEN

This Instrument was  
prepared by:

SEND TAX NOTICE TO:

TURNER, NORTON & JERNIGAN, L.L.C.  
Attorneys at Law  
2340 Woodcrest Place  
Suite 150  
Birmingham, Alabama 35209

MARINA H. DOBBS  
119 CHESNUT DRIVE  
ALABASTER, ALABAMA 35007

Inst # 1998-31717

STATE OF ALABAMA)  
COUNTY OF SHELBY)

### WARRANTY DEED

Know All Men by These Presents: That in consideration of **ONE HUNDRED SEVENTY FOUR THOUSAND ONE HUNDRED and 00/100 (\$174,100.00) DOLLARS** to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt of which is acknowledged, we, **WRIGHT HOMES, INC., AN ALABAMA CORPORATION** (herein referred to as GRANTORS) do grant, bargain, sell and convey unto **MARINA H. DOBBS, 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 10, ACCORDING TO THE SURVEY OF HARVEST RIDGE, FIRST SECTOR, AS RECORDED IN MAP BOOK 12, PAGE 48, IN THE JUDGE OF PROBATE OF SHELBY COUNTY, ALABAMA.**

#### SUBJECT TO:

1. Subject to the taxes for the year beginning October 1, 1997, which constitutes a lien, but are not yet due and payable until October 1, 1998.
2. Restrictive Covenants as set forth in Real Book 189, Page 171.
3. Reservations as set forth in the deed to Keith Mims recorded in Instrument #1993-14578.
4. 75 foot building set back line as shown by recorded plat.
5. 10 foot easemetn along the easterly and southeasterly sides of subject property as shown by record plat.
6. Subject to individual approval from the Health Department as shown by reocrd plat.
7. Mineral and mining rights and all rights conveyed to Shelby County Alabma in Real Book 261, Page 474.
8. Right of way to Alabmaa Power Company in Deed Book 58, Page 373; Deed Book 103, Page 486; Deed Book 165, page 474.
9. Subject to a timber contract with hammermill Paper Company as set forth in Real Book 7, page 885.
10. Restrictions, conditions, limitations, easemetns and release of damages as set forth in Deed Book 318, page 01 and Deed Book 318, page 531.

\$123,600.00 of the consideration herein was derived from a mortgage closed simultaneously herewith. **1998-27097**

**TO HAVE AND TO HOLD** Unto the said GRANTEES, his, her or their heirs and assigns, forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, his, her, or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators 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.

**08/17/1998-31717**  
**08:46 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 61.50

**08/17/1998-31717**  
**08:46 AM CERTIFIED**  
SHELBY COUNTY JUDGE OF PROBATE  
002 NEL 61.50

IN WITNESS WHEREOF, the said GRANTOR, WRIGHT HOMES, INC., AN ALABAMA CORPORATION, by its , who is authorized to execute this conveyance, has hereunto set its signature and seal, this the 10th day of July, 1998.

WRIGHT HOMES, INC.

By:   
RICHARD A. WRIGHT  
Its: PRESIDENT

STATE OF ALABAMA)  
COUNTY OF JEFFERSON)

ACKNOWLEDGEMENT

I, the undersigned, a Notary Public, in and for said County, in said State, hereby certify that RICHARD A. WRIGHT, whose name as PRESIDENT of WRIGHT HOMES, 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 10th day of July, 1998.

  
Notary Public

My commission expires: 1-24-99

Inst # 1998-31717

08/17/1998-31717  
08:46 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
002 HEL 61.50