

This instrument was prepared by

Send Tax Notice To: MAGNUM PROPERTIES, L.L.C.

(Name) GENE W. GRAY, JR.

name

708 CAHABA MANOR DRIVE

address

PELHAM, ALABAMA 35124

(Address) 2100 SOUTHBRIDGE PARKWAY, #638
BIRMINGHAM, ALABAMA 35209

Corporation Form Warranty Deed

STATE OF ALABAMA)

KNOW ALL MEN BY THESE PRESENTS.

COUNTY OF Jefferson)

That in consideration of SIXTY SIX THOUSAND FOURTEEN AND 26/100

-----DOLLARS (\$66,014.26)

to the undersigned grantor, TOWER DEVELOPMENT, 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 MAGNUM PROPERTIES, L.L.C.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in SHELBY COUNTY, ALABAMA to-wit:

LOT 88, ACCORDING TO THE SURVEY OF CAHABA MANOR TOWN HOMES, AS RECORDED IN MAP BOOK 6, PAGE 105, IN THE PROBATE OFFICE OF SHELBY COUNTY, ALABAMA.
LESS AND EXCEPT THE NORTH FIVE FEET.

SUBJECT TO:

ADVALOREM TAXES FOR THE YEAR 2000 AND THEREAFTER.

EASEMENTS, SETBACK LINES AND RESTRICTIONS AS SHOWN BY RECORDED MAP.

EASEMENT FOR ALABAMA POWER COMPANY RECORDED IN VOLUME 108, PAGE 379; VOLUME 304, PAGE 11 AND MISC. VOLUME 19, PAGE 266.

SEWER EASEMENT RECORDED IN VOLUME 298, PAGE 677 AND VOLUME 306, PAGE 946.

RESTRICTIONS OR COVENANTS RECORDED IN MISC. VOLUME 21, PAGE 96; MISC. VOLUME 21, PAGE 100 AND MISC. VOLUME 19, PAGE 269.

MINERAL AND MINING RIGHTS NOT OWNED BY GRANTOR.

\$65,000.00 OF THE CONSIDERATION WAS PAID FROM THE PROCEEDS OF A MORTGAGE LOAN.

Inst # 1999-47146

11/17/1999-47146
12:51 PM CERTIFIED

SHELBY COUNTY CLERK OF PROBATE
001 CH 18.00

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 encumbrances, 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 PRESIDENT
to execute this conveyance, hereto set its signature and seal,

who is authorized

this the 10th day of November, 1999

ATTEST:

TOWER DEVELOPMENT, INC.

By

PRICE HIGHTOWER, PRESIDENT

STATE OF ALABAMA)

COUNTY OF Jefferson)

I, GENE W. GRAY, JR.

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

hereby certify that PRICE HIGHTOWER

whose name as PRESIDENT of TOWER DEVELOPMENT, 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

10th

day of

November

, 1999