

SEND TAX NOTICE TO:

Name: Old Heritage Partners, L.L.C.
Address:

THIS INSTRUMENT WAS PREPARED BY
WALLACE, ELLIS, FOWLER & HEAD
P.O. Box 587
Columbiana, Alabama 35040

WARRANTY DEED

**STATE OF ALABAMA
SHELBY COUNTY**

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of **ONE HUNDRED TWENTY EIGHT THOUSAND FIVE HUNDRED TWENTY DOLLARS (\$128,520.00) and other good and valuable considerations** to the undersigned grantor, in hand paid by the grantee herein, the receipt whereof is hereby acknowledged, **Shelby County, Alabama, a Political Subdivision of the State of Alabama**, (herein referred to as grantor), does grant, bargain, sell and convey unto **Old Heritage Partners, L. L. C.**, (herein referred to as grantee), the following described real estate situated in Shelby County, Alabama, to-wit:

Sites 1 and 2, according to Sites 1, 2, and 11 Survey, being a resurvey of Lot 1, Shelby West Corporate Park, as recorded in Map Book 26, Page 28, in the Probate Office of Shelby County, Alabama.

Situated in Shelby County, Alabama

SPECIAL EXCEPTIONS:

- a) Taxes for 2002 and subsequent years. 2002 ad valorem taxes are a lien but not due and payable until October 1, 2002.
- b) Restrictive covenants as recorded in Instrument #1996-38767, and Instrument #2001-20649, in Probate Office.
- c) Title to minerals underlying caption lands with mining rights and privileges belonging thereto, as excepted in Deed Book 352, Page 805, and Real Record 270, Page 714, in Probate Office.
- d) 100 foot Alabama Power Company easement across Southwest side of said lots as shown on recorded map.
- e) Transmission line permits to Alabama Power Company as recorded in Deed Book 57, Page 373, and as shown on map recorded in Map Book 28, Page 97, and Map Book 27, Page 61, in Probate Office.
- f) 40 foot building set back line from Shelby West Parkway as shown on recorded map.
- g) 20 foot sanitary sewer easement over said lots as shown on recorded map.

TO HAVE AND TO HOLD to the said grantee, its successors and assigns forever.

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

Compass

IN WITNESS WHEREOF, the said Shelby County, Alabama, a Political Subdivision of the State of Alabama, by its County Manager, Alex Dudchock, who is authorized to execute this conveyance, has hereto set its signature and seal this 12th day of July, 2002.


SHELBY COUNTY, ALABAMA, a Political
Subdivision of the State of Alabama

BY: 
Alex Dudchock, County Manager

**STATE OF ALABAMA
SHELBY COUNTY**

I, the undersigned authority, a Notary Public, in and for said County in said State, hereby certify that Alex Dudchock, whose name as County Manager of Shelby County, Alabama, a Political Subdivision of the State of Alabama, 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, in his capacity as such County Manager, executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 12th day of July, 2002.


Notary Public

My Commission Expires: 1/4/2005