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(Name) Diane S. McBride

(Address) Rt. 2 Box 1415, Alabaster, Alabama 35007

Shelby Cnty Judge of Probate, AL 10/28/1980 00:00:00 FILED/CERTIFIED

CORPORATION FORM WARRANTY DEED. AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA SEEL BY COUNTY OF

KNOW ALL MEN BY THESE PRESENTS.

That in consideration of Three thousand two hundred and no/100 ---------- DOLLARS.

to the undersigned grantor, in hand paid by

Deer Springs Associates Inc..

a corporation,

R. E. Fugua. Jr.

the receipt of which is hereby acknowledged, the said

Deer Springs Associates Inc.

does by these presents, grant, bargain, sell and convey unto the said

R. F. Fugua. Jr.

the following described real estate, situated in

Lot 40 of Deer Springs Estates - Third Addition, as recorded in Map Book 6, Page 5 in the office of the Judge of Probate in Shelby County, Alabama, subject to easements for public utilities, pipe lines, restrictive covenants, conditions and limitations which pertain to said lot and any mineral mining rights not owned by Deer Springs Associates Inc.

Also that indebtedness owed to Deer Springs Associates Inc., evidenced by that certain Real Estate Lease Sales Contract dated 3-2-73, from R. H. Fuqua, Jr. to Deer Springs Associates Inc., referred to in assignments recorded in Misc. Book 15, Page 151 and Misc. Book 17, Page 180 in the office of the Judge of Probate of Shelby County, Alabama, is hereby released and paid in full.

TO HAVE AND TO HOLD, To the said

R. H. Fuqua, Jr.

heirs and assigns forever.

Deer Springs Associates Inc. And said and assigns, covenant with said

does for itself, its successors

R. H. Fuqua, Jr.

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

R. F. Fuqua, Jr.

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

Deer Springs Associates Inc.

by its

President, J. H. Dickey

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

day of

ATTEST:

DEER SPRINGS ASSOCIATES INC.

STATE OF ALABAMA

COUNTY OF SHELBY

By 3 Preserved 28 Million 250 Preserved 28 Million 250 Preserved 28 Million 250 Preserved 250 Preser

I, the undersigned, said State, hereby certify that

J. H. Dickey

a Notary Public in and for said County, in

whose name as President of whose name as

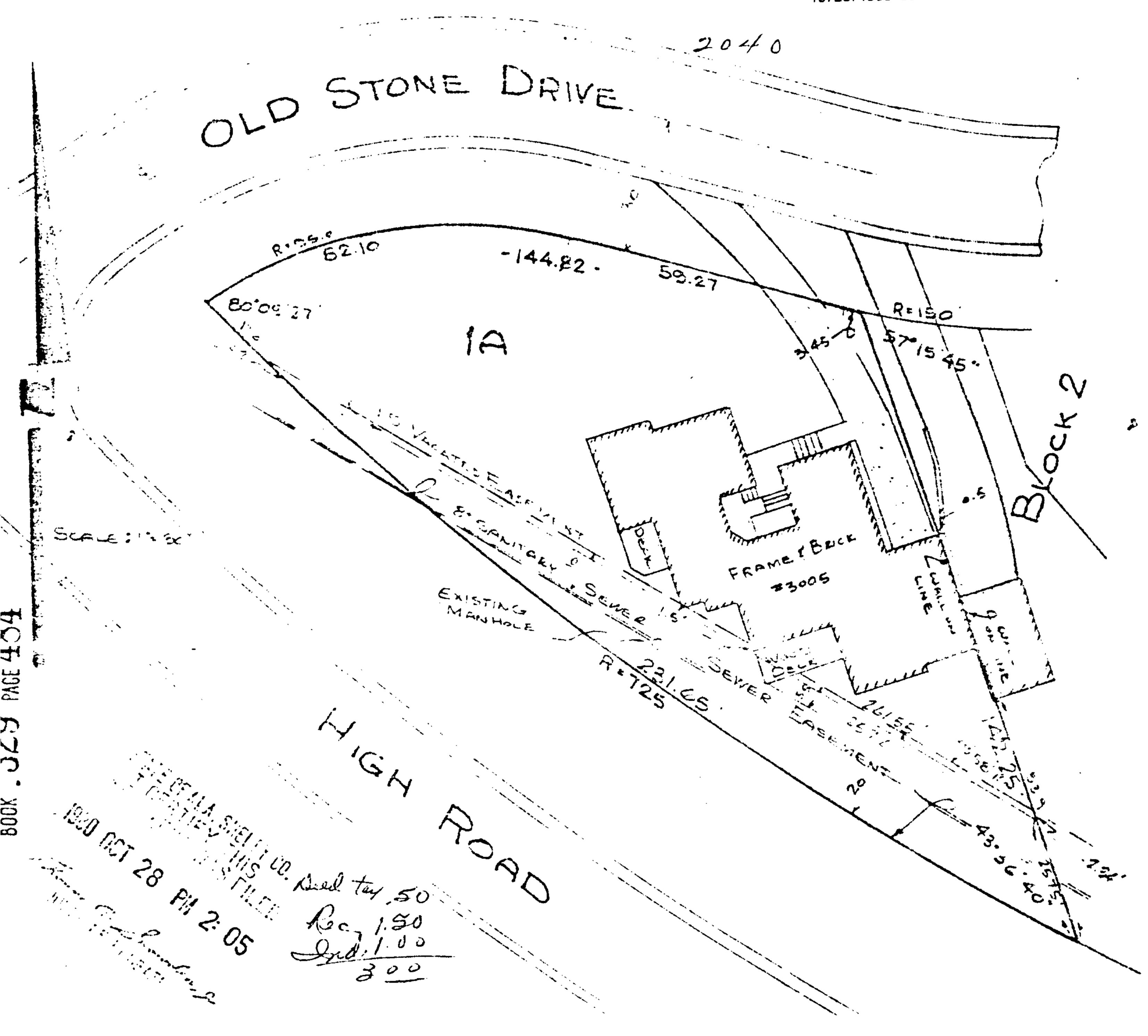
President of Deer Springs Associates Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the

Motary Public

40 Hours nour.

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LEGAL DESCRIPTION of Sanitary Sewer Easement: (As shown above)

A 1.5 foot strip of vacated sanitary sewer easement in Lot 1-A, Block 2, according to the map and survey of PESURVEY AND SUBDIVISION OF LOT 1A, BLOCK 1, ACCORDING TO A RESURVEY OF STONERIDGE (Map Book 7, Page 153) AND A RESURVEY OF LOT 6A, BLOCK 2, ACCORDING TO A RESURVEY OF LOTS 1.2.3,4, and 5, ELOCK 2, ACCORDING TO THE MAP OF STONERIDGE (Map Book 6, Page 153), as recorded in Map Book 8, Page 2, in the Probate Office of Shelby County, Alabama, being more particularly described as follows: Commence at the Southeasterly corner of Lot 1A and run Northerly along the Easterly line of Lot 1A 25.75 feet to the Point of Beginning: thence, continue along the Northerly line of a sanitary sewer easement to a point or the Northeasterly right-of-way of High Road; thence, turn an angle left and run Southeasterly along said right-of-way 6.52 feet to a point 1.5 feet South of said Northerly line of said easement; thence, turn an angle left and run Southeasterly along said right-of-way 6.52 feet to a point 1.5 feet South of said Northerly line of said easement; thence, turn an angle left and run Southeasterly and parallel to said easement line 257.0 feet to the Point of Beginning.

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Lander Jant. Co. 1009 Ment Jany 35216 SELHEI II MILLEUN UUNDVIIA " INC.

JOHN C. FUSTIN III, REG. # 932?