

This instrument was prepared by

This Form furnished by:

(Name) COURTNEY H. MASON, JR., P.A.

(Address) ALABASTER, ALABAMA 35007



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SEVENTY-NINE THOUSAND FOUR HUNDRED FIFTY AND NO/100 (\$79,450.00) DOLLARS,

to the undersigned grantor, J & S DEVELOPMENT 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
CAROLINE M. RAUGHLEY, A MARRIED WOMAN

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

SEE ATTACHED EXHIBIT "A"

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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
authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 16th day of December, 19 83

ATTEST:

J & S Development Company, Inc.

Secretary

By Joe Joseph President

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED

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

hereby certify that JOE JOSEPH

whose name as THE President of J & S DEVELOPMENT 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 16TH day of DECEMBER, 19 83

EXHIBIT "A"

A parcel of land located in the SW¹/₄ of the NE¹/₄ and the NW¹/₄ of the SE¹/₄, all in Section 20, Township 21 South, Range 2 West, more particularly described as follows: Commence at the SW corner of said SW¹/₄ of NE¹/₄, thence 79 deg. 55 min. 37 sec right from the westerly line of said SW¹/₄ of the NE¹/₄ in a northeasterly direction a distance of 18.20 feet to the point of beginning; thence continue along last described course, a distance of 1077.15 feet to a point on the southwesterly right of way line of U.S. Highway 31 South; thence 73 deg. 47 min. 37 sec. right in a southeasterly direction along said right of way line a distance of 388.62 feet to the beginning of a curve to the right, having a radius of 2814.93 feet; thence in a southeasterly direction along said curve and right of way line, a distance of 288.00 feet; thence 104 deg. 30 min. right from chord of last described course, in a southwesterly direction a distance of 439.64 feet; thence 57 deg. 02 min. left in a southwesterly direction a distance of 358.50 feet; thence 64 deg. 40 min. 40 sec. right in a westerly direction a distance of 748.42 feet; thence 90 deg. right in a northerly direction a distance of 835.10 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to a 30 foot wide non-exclusive easement for ingress and egress said easement being 30 feet northerly from and adjacent to the above-described 439.64 feet course and being 30 feet northwesterly from and adjacent to the above-described 358.50 foot course; being situated in Shelby County, Alabama.

\$39,725.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTOR'S ADDRESS: 3164 Star Lake Drive, Birmingham, Alabama

GRANTEE'S ADDRESS: 4995 Cahaba Valley Trace, Birmingham, AL 35243

RECORDED
1983 DEC 20 PM 2:48
see Mtg 440-948
J. H. HARRIS

Added Tax 40.00
Rec 3.00
Ind 1.00
44.00