

(Name) DANIEL M. SPITLER
 Attorney at Law
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Pelham, Alabama 35124

399

**Cahaba Title, Inc.**

1970 Chandalar South Office Park
 Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of -----FIFTEEN THOUSAND (\$15,000.00)-----

DOLLARS,

to the undersigned grantor, DALMAR HOMES, 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
ROGER MASSEY

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby
County, Alabama, to-wit:

Commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 Degrees West along the North line of said Section 2 for a distance of 771 feet to a point; being the point of intersection of the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 degrees 10 minutes to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 189.11 feet to the point of beginning of the parcel of land herein described and conveyed; thence continue in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 32.0 feet; thence turn an angle of 90 degrees to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; run thence 90 degrees 30 minutes to the right in a Northerly direction along the East right-of-way line of said Louisville and Nashville Railroad Company for a distance of 32.0 feet; run thence at an angle of 90 degrees 30 minutes to the right and in an Easterly direction for a distance of 95.9 feet, more or less, to the point of beginning, and being a part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

ALSO: Commencing at the Northeast corner of Section 2, Township 21 South, Range 3 West, and run thence South 89 degrees West along the North line of said Section 2 for a distance of 771 feet to a point, being the West sidewalk line on the West side of United States Highway No. 31 in the Town of Alabaster, Alabama; thence turn an angle of 83 degrees 10 minutes to the left and run in a Southerly direction along the West line of said sidewalk for a distance of 166.1 feet to the point of beginning of the parcel of land hereinafter described and conveyed, which point is a community wall; thence continue in the same direction in a Southerly direction and along the West side of said sidewalk for a distance of 23.0 feet; thence turn an angle of 90 degrees to the right and run in a Westerly direction for a distance of 95 feet, more or less, to the East right-of-way line of the Louisville and Nashville Railroad Company; thence turn right 90 degrees 30 minutes and run in a Northerly direction along the East right-of-way line of the said Louisville and Nashville Railroad Company for a distance of 23.0 feet; thence turn an angle of 90 degrees 30 minutes to the right in an Easterly direction and run 95 feet, more or less, to the point of beginning, being a part of the NE 1/4 of the NE 1/4 of Section 2, Township 21 South, Range 3 West, in Shelby County, Alabama.

And as further consideration the Grantee herein expressly assumes and promises to pay those certain mortgages to Central State Bank recorded in Mortgage Book 403, Page 482 and Mortgage Book 412, Page 614, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgages and the indebtedness thereby secured.

Prepared from legal description furnished by Grantor without benefit of title search or survey.

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 11 day of July, 19 84

ATTEST:

STATE OF ALA. SHELBY CO.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

DALMAR HOMES, INC.

1984 JUL 14
 Secretary: 45

By

Charles Roy Ellis
 President

STATE OF ALABAMA

COUNTY OF SHELBY

I, _____ the undersigned,

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

hereby certify that Charles Roy Ellis

whose name as President of Dalmar 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, 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

11

day of

July

, 19 84.

Robert S. Spelly
 Notary Public