

This instrument prepared by

1483

Telephone 205-663-1130
This Form for use by:

(Name) Daniel M. Spitler, Attorney at Law

(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Corporation Form Warranty Deed



Cahaba Title, Inc.

1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED NINETY THOUSAND AND NO/100 (\$190,000.00)-----DOLLARS,

to the undersigned grantor, Shelby Riverchase Holding Co., 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 Gladys M. Griffin

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

Lot 37 according to the survey of Third Addition to Riverchase Country Club, as recorded in Map Book 7, page 53, in the Probate Office of Shelby County, Alabama.

Subject to:

1. 10' easement on southeast and northeast as shown by recorded map.
2. Right of way to Alabama Power Company recorded in Vol. 312, page 606, in the Probate Office of Shelby County, Alabama.
3. Agreement with Alabama Power Company recorded in Misc. Volume 25, page 614 in said Probate Office.
4. Restrictions recorded in Volume 353, page 45; Misc. Volume 25, page 621; Misc. Vol. 14, page 536, and amended by Misc. Vol. 17, page 550 and further amended by Misc. Vol. 34, page 549 in said Probate Office.
5. Mineral and mining rights and rights incident thereto recorded in Vol. 127, page 140, in said Probate Office.

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

this the 29th day of May, 1984

ATTEST:

SHELBY RIVERCHASE HOLDING CO., INC.

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, hereby certify that Thomas W. Strickland

STATE OF ALABAMA
I CERTIFY THAT
INSTRUMENT WAS FILED
1984 AUG 28 PM 1:41

By Thomas W. Strickland
Thomas W. Strickland President

Deed TAX 190.00
Fee 2.50
Jud 1.00
193.50

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

whose name as the President of Shelby Riverchase Holding Co., 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 29th day of May, 1984

[Signature]
Notary Public