

This instrument was prepared by

(Name) Courtney H. Mason, Jr. 27
PO Box 360187
(Address) Birmingham, AL 35236-0187



This Form furnished by:
Cahaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen thousand four hundred & NO/100th (\$16,400.00) DOLLARS,
to the undersigned grantor, FRANKLIN PROPERTIES, 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

SUGARWOOD HOMES, INC.

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

Lot 6, Block 2, according to the survey of Cedar Cove, Phase II, as recorded in
Map Book 9 page 111 in the Probate Office of Shelby County, Alabama; being situated in
Shelby County, Alabama. Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way,
limitations, if any, of record.

Grantees' Address: 1224 SOUTHWOOD DRIVE
HELENA, AL 35080

BOOK 051 PAGE 14

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 encum-
brances, 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 Franklin Dean Smith President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of November 1985

ATTEST:

FRANKLIN PROPERTIES, INC.

Deed TAX 16.50
Rec 2.50
Jud 1.00
30.00

STATE OF ALABAMA
I CERTIFY THIS
INSTRUMENT WAS FILED

By Franklin Dean Smith
Franklin Dean Smith President

STATE OF ALABAMA

COUNTY OF SHELBY

1985 DEC - 2 AM 10:18

I,

THE UNDERSIGNED

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

hereby certify that Franklin Dean Smith

whose name as THE President of FRANKLIN PROPERTIES, 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 26th day of November, 19 85