

This instrument was prepared by

486

This Form furnished by:

(Name) Diane W. Smith

(Address) 717 Creekview Drive, Pelham, AL 35124



**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

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF Shelby

That in consideration of Sixteen Thousand Nine Hundred and 00/100 (\$16,900.00)-----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

Jack L. Baccus

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

Lot 10, Block 3, Cedar Cove, Phase III, as recorded in Map Book 10, Page 34, Shelby County, Alabama.

Subject to:

- 1) setback lines and easements recorded in Map Book 10, Page 34,
- 2) recorded restrictions and covenants,
- 3) any unrecorded utility easements.

BOOK 094 PAGE 05

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

1986 OCT -3 PM 3:00

Thomas A. Swann, Jr.  
JUDGE OF PROBATE

1. Deed Tax \$ 17.00  
2. Mtg. Tax  
3. Recording Fee 2.50  
4. Indexing Fee 1.00  
TOTAL 20.50

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 24th day of September, 19 86

ATTEST:

Secretary

By

Franklin Dean Smith  
President

STATE OF Alabama

COUNTY OF Shelby

I, M. Lewis Gwaltney, Jr.

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

hereby certify that Franklin Dean Smith

whose name as President of Franklin Properties, Inc.

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 24th day of September, 19 86

1st So. Fed.

Form ALA-32 (Rev. 12-74)

My Commission  
04/01/85 10/20/87

