

THIS INSTRUMENT WAS PREPARED BY
(Name) Diane W. Smith

(Address) 717 Creekview Dr., Pelham, Al 35124

Corporation Form Warranty Deed

FIRST SOUTHERN FEDERAL SAVINGS & LOAN
RIVERCHASE BRANCH
P. O. BOX 36577
BIRMINGHAM, ALA. 35236



This Form furnished by

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-6600

Policy Issuing Agent for



SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixteen Thousand Nine Hundred and no/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

Frank R. Tapscott and Robert M. Wright
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 18, Block 3, Cedar Cove, Phase III as recorded in Map Book 10, Page 34, in the Probate Office of Shelby County, Alabama.

Subject to:

1. public utility easements as shown by recorded plat,
2. restrictions, covenants and conditions recorded in Real 91, Page 76 in Probate Office,
3. utility right-of-ways,
4. building setback lines as shown by recorded plat.

BOOK 127 PAGE 102

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

1987 APR 24 PM 2:29

Thomas P. Scarborough, 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 15th day of April, 19 87

ATTEST:

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I,

By

Franklin Dean Smith

President

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., 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 15th day of April

19 87

Thomas P. Scarborough, Jr.