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Shelby Cnty Judge of Probate, AL
04/23/1971 12:00:00 AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: Bob Fleming Sales & Insurance Co.
(J. H. McCurry)
ADDRESS: #1 Crosscreek Trail, Pelham, Ala.

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TWO THOUSAND THREE HUNDRED & NO/100 (\$2,300.00) ----- DOLLARS,

to the undersigned grantor, CAHABA VALLEY HOMES, INC. a corporation,
in hand paid by O. J. SELLERS

the receipt of which is hereby acknowledged, the said CAHABA VALLEY HOMES, INC.

does by these presents, grant, bargain, sell and convey unto the said O. J. SELLERS

the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 12, Block 3, according to the Survey of Oak
Mountain Estates, as recorded in Map Book 5,
Page 57, in the Probate Office of Shelby County,
Alabama.

Subject to existing easements, restrictions, set-back lines, right of ways, limitations,
if any, of record. Minerals and mining rights excepted.

TO HAVE AND TO HOLD, To the said O. J. SELLERS

heirs and assigns forever.

And said CAHABA VALLEY HOMES, INC.
and assigns, covenant with said O. J. SELLERS

does for itself, its successors

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 O. J. SELLERS

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said CAHABA VALLEY HOMES, INC.

President, Bill D. Eddleman, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 2nd day of March

ATTEST:

Secretary

By

President

STATE OF Alabama
COUNTY OF Shelby

the undersigned

I, Bill D. Eddleman a Notary Public in and for said County, in
said State, hereby certify that whose name as the President of Cahaba Valley 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 2nd day of March, 19 71.

Notary Public

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