

This instrument was prepared by

(Name) Bob Fleming Realty & INs. Co. (Lenora Beasley)
(Address) #1 Cross Creek Trail Pelham, Alabama *490 S*

Form 1-1-6 Rev. 8-70
CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA

STATE OF ALABAMA }
COUNTY OF Shelby } KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Ten and other goods and valuable considerations- DOLLARS,

to the undersigned grantor, S & F Builders, Inc. a corporation,
in hand paid by J & F Builders, Inc.

the receipt of which is hereby acknowledged, the said S & F Builders, Inc.

does by these presents, grant, bargain, sell and convey unto the said

J & F Builders, Inc-
the following described real estate, situated in
Shelby County, Alabama to-wit:

Lot 61 in Block 1 according to the Survey of Cahaba Valley Estates
Third Sector, as recorded in Map Book 5, Page 107, in the office
of the Judge of Probate of Shelby County, Alabama.

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

Mineral and mining rights excepted.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1974 APR 19 PM 3:41
U.C.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
Cons. of Probate
JUDGE OF PROBATE

19740419000018930 1/1 \$.00
Shelby Cnty Judge of Probate, AL
04/19/1974 12:00:00 AM FILED/CERT

BOOK 286 PAGE 484

TO HAVE AND TO HOLD, To the said J & F Builders, Inc.

their heirs and assigns forever.

And said S & F Builders, Inc. does for itself, its successors
and assigns, covenant with said J & F Builders, Inc.

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encum-
brances unless otherwise noted above, 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

J & F Builders, Inc.
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said S & F Builders, Inc. by its
President, Robert K. Fleming, who is authorized to execute this conveyance,
has hereto set its signature and seal, this the 18th day of April, 19 74.
S & F BUILDERS, INC.

ATTEST:

Secretary By Robert K. Fleming AS ITS: President
STATE OF ALABAMA }
COUNTY OF SHELBY }

H.C. JACKSON a Notary Public in and for said County, in
said State, hereby certify that Robert K. Fleming
whose name as the President of S & F Builders, 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 18th day of April, 19 74.
H.C. JACKSON
ary Public