

This instrument was prepared by
(Name) Jo Ann Frazier 5298
(Address) Box 15 #2 Metroplex Drive, Birmingham, Alabama, 35209

WARRANTY DEED- AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA }
Jefferson COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Five Hundred Dollars and No/100-----

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Leonard Hultquist II and wife, Mary Frances Hultquist

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto
Pine Crest Homes, Inc.

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

Lots 1, 2, 16, 19 and 22, Riverchase West-Dividing Ridge, as recorded in Map Book 6, Page 108, in the Probate Office of Shelby County, Alabama. Situated in Shelby County, Alabama.

Being the same property conveyed by the Harbert-Equitable Joint Venture, under Joint Venture Agreement dated January 30, 1974, composed of Harbert Construction Corporation, a corporation, and the Equitable Life Assurance Society of the United States, a corporation, to Leonard Hultquist, II, by deed dated November 22, 1976, filed for record in the Probate Office of Shelby County, Alabama, on November 22, 1976, at 2:24 o'clock P.M., and recorded in Deed Book 302, Page 205.

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Shelby Cnty Judge of Probate, AL
02/03/1977 12:00:00 AM FILED/CERT

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, we have hereunto set our hands(s) and seal(s), this 3rd day of February, 1977.

STATE OF ALABAMA }
Jefferson COUNTY }
Jo Ann Frazier
General Acknowledgment

I, Jo Ann Frazier, a Notary Public in and for said County, in said State, hereby certify that Leonard Hultquist II and wife, Mary Frances Hultquist whose names are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance have executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of February, A. D., 1977.
Jo Ann Frazier
Notary Public