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Shelby Cnty Judge of Probate, AL
04/19/1977 12:00:00AM FILED/CERT

THIS INSTRUMENT PREPARED BY:

NAME: R. Bruce Robertson, III
ADDRESS: 620 North 22nd Street
Birmingham, Alabama

Form 1-1-6

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

STATE OF ALABAMA
COUNTY OF SHELBY

7675
KNOW ALL MEN BY THESE PRESENTS,

~~That in consideration of~~ FOR VALUE RECEIVED ~~DOLLARS~~

to the undersigned grantor, J. Harris Development Corporation a corporation,
in hand paid by Acton-Coggins Builders, Inc.

the receipt of which is hereby acknowledged, the said J. Harris Development Corporation

does by these presents, grant, bargain, sell and convey unto the said
Acton-Coggins Builders, Inc.

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

304 PAGE 846
BOOK
Lots 76 and 77, according to the Survey of Dearing Downs, 1st Addition, as recorded in Map Book 6, Page 141, in the Probate Office of Shelby County, Alabama.

Subject to: 1) taxes for 1977; 2) 35 foot building set back line from Whirlaway Circle; 3) utility easements as shown on recorded map of said subdivision; 4) easement to Alabama Power Company recorded in Deed Book 55, Page 454, in the Probate Office of Shelby County, Alabama; and 5) rights of parties in possession, encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, deficiency in quantity of ground, or any matters not of record, which would be disclosed by an accurate survey and inspection of the premises.

TO HAVE AND TO HOLD, To the said Acton-Coggins Builders, Inc., its successors ~~here~~ and assigns forever.

And said J. Harris Development Corporation does for itself, its successors and assigns, covenant with said Acton-Coggins Builders, Inc., their successors

~~here~~ 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 Acton-Coggins Builders, Inc., its successors

~~here~~ and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said J. Harris Development Corporation by its President, , who is authorized to execute this conveyance, has hereto set its signature and seal, this the 18th day of April , 1977.

~~ATTEST~~ J. Harris Development Corporation
STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
Cindy W. Harris ~~ATTEST~~ Jack D. Harris President
77 APR 19 PM 3:05

STATE OF ALABAMA
COUNTY OF JEFFERSON

Be. 1.50
JND 1.00
\$ 3.00
Thomas A. Snowden, Jr.
JUDGE OF PROBATE

I, a Notary Public in and for said County, in said State, hereby certify that whose name as President of J. Harris Development Corporation 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 77.

Acton Coggins Builders
A. D. Box 694
Donald R. Murphy
Notary Public