[redacted] THIS INSTRUMENT PREPARED BY:

NAME: Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
ADDRESS: Pelham, Alabama 35124

7310

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 Forty-Seven Thousand Seven Hundred and No/100----- DOLLARS,

to the undersigned grantor, River Oaks Dev., Inc., a corporation,
in hand paid by J. M. Caffee Home Builders, Inc., a corporation,

the receipt of which is hereby acknowledged, the said
River Oaks Dev., Inc., a corporation,

does by these presents, grant, bargain, sell and convey unto the said
J. M. Caffee Home Builders, Inc., a corporation,
the following described real estate, situated in Shelby County, Alabama, to-wit:

BOOK 310 PAGE 345

Lots 3, 60 and 63, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

19780206000015110 1/1 $.00
Shelby Cnty Judge of Probate, AL
02/06/1978 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said J. M. Caffee Home Builders, Inc., a corporation, its successors ~~heirs~~ and assigns forever.

And said River Oaks Dev., Inc., a corporation, does for itself, its successors and assigns, covenant with said J. M. Caffee Home Builders, Inc., a corporation, its successors ~~heirs~~ and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown 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. M. Caffee Home Builders, Inc., a corporation, its successors ~~heirs~~, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said River Oaks Dev., Inc., by its President, Aubrey A. Byrd, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 2nd day of February, 1978.

ATTEST:
Secretary

RIVER OAKS DEV., INC.

By Aubrey A. Byrd
President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1978 FEB -6 AM 8:33

Deed 47.00
Tax 1.00
1.50
50.50

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Aubrey A. Byrd whose name as President of River Oaks Dev., 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 February, 1978.

Notary Public

B2010