

This instrument was prepared by  
FRANK K. BYNUM, ATTORNEY

3410 INDEPENDENCE DRIVE, BIRMINGHAM, ALABAMA 35209

Form 1-1-27 Rev. 1-66  
WARRANTY DEED

276

STATE OF ALABAMA  
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

\$1,000.00 total

That in consideration of ONE DOLLAR (\$1.00) AND OTHER GOOD AND VALUABLE CONSIDERATIONS,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John T. Pilgreen and wife, Dorcus S. Pilgreen

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Brandywine Homes, Inc.

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

Lots 10 and 11, according to the Survey of Cahaba River Estates, as recorded in Map Book 17, Page 64, in the Birmingham Division, in Map Book 3, Page 32 and 33, in the Bessemer Division of the Probate Office of Jefferson County, Alabama, and recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 11. Minerals and mining rights excepted.

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

19780410000043050 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
04/10/1978 12:00:00AM 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 30th day of March, 1978.

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED

1978 APR 10 PM 1:25

(Seal)

(Seal)

Thomas A. Snowden, Jr.  
JUDGE OF PROBATE

(Seal)

John T. Pilgreen

(Seal)

John T. Pilgreen

Dorcus S. Pilgreen

(Seal)

Dorcus S. Pilgreen

(Seal)

STATE OF ALABAMA  
JEFFERSON

COUNTY

Deed 1.00  
Rec. 1.50  
Ind. 1.00  
3.50

General Acknowledgment

I, The undersigned, hereby certify that John T. Pilgreen and wife, Dorcus S. Pilgreen, whose name S 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 they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 30th day of

March

A. D., 1978.

Jack A -

Frank K. Bynum

Notary Public.