

—FRANK K. BYNUM. ATTORNEY

3410 INDEPENDENCE DRIVE. BIRMINGHAM. ALABAMA 35209

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA
COUNTY OF SHELBY

972
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY SEVEN THOUSAND TWO HUNDRED AND NO/100-----(\$67,200.00)
DOLLARS,

to the undersigned grantor, Pine Crest Homes, Inc. a corporation,
in hand paid by Mary Martin Dodd and Norma Ann Dodd

the receipt of which is hereby acknowledged, the said

Pine Crest Homes, Inc.
does by these presents, grant, bargain, sell and convey unto the said

Mary Martin Dodd and Norma Ann Dodd
the following described real estate, situated in the County of Shelby, State of Alabama, to-wit:

Lot 31, Riverchase West - Dividing Ridge, as recorded in the Office of the Judge of Probate, Shelby County, Alabama, in Map Book 6, Page 108, and part of Lot 30, more particularly described as follows: Beginning at the northeast corner of said Lot 30, run in a southwesterly direction along the north line of said Lot 30, which is the south right of way line of Bailey Brook Drive, for a distance of 57.42 feet; thence turn an angle to the left of 125 degrees 52' 30" and run in a southeasterly direction for a distance of 97.99 feet to a point 79.40 feet south of the point of beginning and also being on the east line of said Lot 30, thence turn an angle to the left of 144 degrees 07' 30" and run in a northerly direction along said east line of Lot 30 for a distance of 79.40 feet to the point of beginning.

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Shelby Cnty Judge of Probate, AL
04/28/1978 12:00:00AM FILED/CERT

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

\$50,000.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said Mary Martin Dodd and Norma Ann Dodd, their heirs and assigns forever.

And said Pine Crest Homes, Inc. does for itself, its successors and assigns, covenant with said

Mary Martin Dodd and Norma Ann Dodd, their heirs 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

Mary Martin Dodd and Norma Ann Dodd, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Pine Crest Homes, Inc. by its Vice President, Henry A. Drake, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 21st day of April, 1978.

PINE CREST HOMES, INC.

By Henry A. Drake Vice President

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1978 APR 28 AM 8:33 Rec. 1750
STATE OF ALABAMA
COUNTY OF JEFFERSON
JUDGE OF PROBATE
2000

I, the undersigned said State, hereby certify that Henry A. Drake whose name as Vice President of Pine Crest Homes, Inc.

a Notary Public in and for said County, in

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 21st day of April, 1978.

FIRST FEDERAL SAVINGS
and Loan Association

OF ALABAMA

2030 FIRST AVENUE, NORTH • BIRMINGHAM, ALABAMA 35203

41 48043-313/792-4700

James A. Slovinsky
Notary Public