

This instrument was prepared by:

(Name) (Mrs.) Pam Lucas

(Address) 1031 South 21st Street, Birmingham, Alabama 35205

WARRANTY DEED

STATE OF ALABAMA )

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY )

That in consideration of Eighteen Thousand and No/100 ----- Dollars,

to the undersigned grantors, Davis and Perkins, Inc., a corporation; Cahaba Valley Homes, Inc., a corporation; and Cahaba Trace Properties, Inc., a corporation, in hand paid by Grantees herein, the receipt of which is hereby acknowledged, the said Davis and Perkins, Inc.; Cahaba Valley Homes, Inc.; and Cahaba Trace Properties, Inc. does by these presents, grant, bargain, sell and convey unto

Porter Howell Companies, Inc.

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

Lot 99, according to Survey of MEADOW BROOK, Second Sector, First Phase, as recorded in Map Book 7, Page 65, in the Probate Office of Shelby County, Alabama.

The above described property is conveyed subject to existing covenants, restrictions, conditions, limitations, rights of way, and easements of record. Mineral and mining rights excepted.

TO HAVE AND TO HOLD to the said Grantees, its successors and assigns forever.

And said Grantors do for themselves, their successors and assigns, covenant with said Grantees, its successors and assigns, that they are lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, that they have a good right to sell and convey the same as aforesaid, and that they will, and their successors and assigns shall, warrant and defend the same to the said Grantees, its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals by their duly authorized officers this 16th day of June, 1978.

ATTEST:

DAVIS AND PERKINS, INC.

John B. Davis, Secretary

H. M. Davis, Jr., President

ATTEST:

CAHABA VALLEY HOMES, INC.

Bobbie D. Eddleman, Secretary

B. D. Eddleman, President

ATTEST:

CAHABA TRACE PROPERTIES, INC.

B. D. Eddleman, Secretary

Bobbie D. Eddleman, President

19780619000077250 1/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/19/1978 12:00:00AM FILED/CERT



STATE OF ALABAMA )  
COUNTY OF *Jefferson* )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *H. M. Davis, Jr.* whose name as *President* of *Davis and Perkins 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 16<sup>th</sup> day of June, 1978.

*Pamela L. Luss*  
Notary Public  
My Comm. Exp. 3-5-79

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STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *B. D. Eddleman* whose name as *President* of *Calaba Valley Homes, 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 16<sup>th</sup> day of June, 1978.

*Pamela L. Luss*  
Notary Public  
My Comm. Exp. 3-5-79

STATE OF ALABAMA )  
COUNTY OF )

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that *Bobbie D. Eddleman* whose name as *President* of *Calaba Home Properties, 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 16<sup>th</sup> day of June, 1978.

*Pamela L. Luss*  
Notary Public  
My Comm. Exp. 3-5-79

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

1978 JUN 19 AM 10:24

*Thomas A. Luss*  
JUDGE OF PROBATE

Deed 18.00  
Rec. 3.50  
Sub. 1.00  
22.50



19780619000077250 2/2 \$.00  
Shelby Cnty Judge of Probate, AL  
06/19/1978 12:00:00AM FILED/CERT