Telephone 205-663-113

This instrument was prepared by

(Name) Daniel M. Spitler, Attorney
1970 Chandalar South Office Park
(Address) Pelham, Alabama 35124

652

Cahaba Title, Inc.

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
COUNTY OF SHELBY)

That in consideration of Sixteen Thousand Nine Hundred and No/100----------DOLLARS,

to the undersigned grantor, Acres, Inc., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

J. M. Caffee HomeBuilders, Inc., a corporation,

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

A parcel of land known as or to be known as Lot 43 of Quail Run, Phase 2, located in the NW-1/4 of the SW-1/4 of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the NE corner of Lot 31 of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Westerly direction, along the North property line of said Lot 31 (extended) a distance of 978.0 feet;thence 32° left, in a Southwesterly direction, a distance of 132.0 feet to the point of beginning; thence 46° 45' 42" left in a Southwesterly direction, a distance of 79.99 feet; thence 100° 28' 30" right in a Northwesterly direction, a distance of 173.02 feet; thence 90° right, in a Northeasterly direction, a distance of 179.93 feet to the beginning of a curve to the right, said curve having a radius of 154.32 feet and a central angle of 11° 08' thence in a Northeasterly direction along arc of said curve a distance of 29.99 feet to end of said curve; thence 118° 49' 54" right from tangent of said curve in a Southeasterly direction, a distance of 203.43 feet to the point of beginning.

Subject to easements and restrictions of record.

BOOK 317 PAGE 340

19790118000007180 1/1 $.00
Shelby Cnty Judge of Probate,AL
01/18/1979 12:00:00AM FILED/CERT

TO HAVE AND TO HOLD, To the said GRANTEE, ~~his, her or their heirs~~ its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or 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 GRANTEE, ~~his, her or their heirs executors~~ its successors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 26th day of October, 19 78.

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

ATTEST: ACRES, INC.

1979 JAN 18 AM 8:18

Secretary By [signature] President

JUDGE OF PROBATE

Rec mtg. 384-465
Rec. 1.50
Ind. 1.00
2.50

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

I, the undersigned a Notary Public in and for said County, in said State,

hereby certify that Daniel M. Spitler

whose name as President of Acres, 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 26th day of October, 19 78.

Cahaba [redacted]le, Inc.

[redacted] Virginia T. Gwin [redacted]

Notary Public

Form ALA-32 (Rev. 12-74)