

This instrument was prepared by  
Daniel M. Spitler  
(Name) Attorney at Law  
1970 Chandalar South Office Pk.  
(Address) Pelham, Alabama 35124



Telephone 205-863-1130  
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 )  
COUNTY OF SHELBY )

695-  
KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Four Thousand and no/100 (\$34,000.00) DOLLARS,  
to the undersigned grantor, Scott & Caffee Company, 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 Shelby Homes, Inc.

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

Lots 33 and 34, according to Second Addition, Riverchase Country Club  
Residential Subdivision as recorded in Map Book 6, Page 145 in the  
Probate Office of Shelby County, Alabama.

Subject to easements and restrictions of record.

Mineral and minings rights excepted.

19790119000007640 1/1 \$ .00  
Shelby Cnty Judge of Probate, AL  
01/19/1979 12:00:00AM FILED/CERT

BOOK 317 PAGE 358

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
WARRANTY DEED WAS FILED  
1979 JAN 19 AM 8:50  
JUDGE OF PROBATE  
See Pcty - 387. 510 & 514  
Rec. 1.50  
Exp. 1.00  
2.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs 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 encum-  
brances, 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 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 8th day of January, 19 79.

ATTEST:

SCOTT & CAFFEE COMPANY, INC.  
By Avery A. Byrd President  
Secretary

STATE OF ALABAMA )  
COUNTY OF SHELBY )  
I, the undersigned

a Notary Public in and for said County, in said State,

hereby certify that Avery A. Byrd

whose name as President of Scott & Caffee Company, 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 8th day of January, 19 79

United Federal Savings & Loan  
Form ALA-32 (2-74) P. O. Box 603  
Notary Public