This instrument was prepared by:
(Name) (Mrs.) Pam Lucas
(Address) 1031 South 21st Street, Birmingham, Alabama 35205

770

WARRANTY DEED

19790418000047170 1/2 $.00
Shelby Cnty Judge of Probate, AL
04/18/1979 12:00:00AM FILED/CERT

STATE OF ALABAMA)
)
SHELBY COUNTY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-Five Thousand Seven Hundred 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

Leo James Builders, Inc.

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

Lots 33, 123, and 125, according to Survey of Meadow Brook, Second Sector - Second Phase, as recorded in Map Book 7, Page 130, in the Office of the Judge of Probate of Shelby County, Alabama.

$33,000.00 of the purchase price recited above, was paid from a mortgage loan simultaneously herewith.

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.

BOOK 319 PAGE 91

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 21 day of March, 19 79.

ATTEST:
John A. Davis

DAVIS AND PERKINS, INC.

BY: H. M. Davis, Jr.
H. M. Davis, Jr.

ATTEST:
Bobbie D. Eddleman

CAHABA VALLEY HOMES, INC.

BY: B. D. Eddleman
B. D. Eddleman

ATTEST:
B. D. Eddleman

CAHABA TRACE PROPERTIES, INC.

BY: Bobbie D. Eddleman
Bobbie D. Eddleman

First Alabama Bank

1979041800004717O 2/2 $.00
Shelby Cnty Judge of Probate,AL
04/18/1979 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 21st day of March, 1979.

Pamela L. Lipari
Notary Public
My Comm. Exp. 4/4/81

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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 Cahaba 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 21 day of March, 1979

Mary Jane Clark
Notary Public

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
79 APR 18 AM 9:16

Deed Tax - 33.00
Rec. 3.50
Ind. 1.00
37.50

See Bk 390-

JUDGE OF PROBATE

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

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 Cahaba Trace 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 21 day of March, 1979

Mary Jane Clark
Notary Public