Telephone 205-663-1130

This instrume prepared by

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

Corporation Form Warranty Deed

This Form fur

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

Representing St. Paul Title Insurance Corporation

86

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

That in consideration of One Hundred Twenty-Five Thousand and no/100---------- DOLLARS,

to the undersigned grantor, Shelby Homes, 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

Donald R. Townsend, an unmarried male

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

Lot 33, 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 mining rights excepted.

$118,750.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 444

19790703000083850 1/1 $.00
Shelby Cnty Judge of Probate,AL
07/03/1979 12:00:00AM FILED/CERT

79 JUL -3 PM 8:25

Deed 6.50
Rec. 1.50
Ind. 1.00
9.00

See mtg. 393-378

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 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 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 27th day of June, 19 79.

ATTEST: [signature] Secretary

Shelby Homes, Inc.
By [signature] President

STATE OF ALABAMA)
COUNTY OF SHELBY)

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

hereby certify that Victor Richard Scott

whose name as President of Shelby 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 27th day of June, 19 79

[signature]
Notary Public

Form ALA-32 (Rev. 12-74)