Telephone 205-663-1130

This instrument was prepared by

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

Corporation Form Warranty Deed

This Form furnished by:

Cahaba Title, Inc.
1970 Chandalar South Office Park
Pelham, Alabama 35124
[redacted]
Representing St. Paul Title Insurance Corporation

673

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

That in consideration of Fifteen 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

House Market, 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 47 of Quail Run Phase 3, located in the South 1/2 of Section 29, Township 19 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Northerly corner of Lot 1 of Valley Station-First Sector, as recorded in Map Book 7, Page 47, in the Office of the Judge of Probate in Shelby County, Alabama, said point also being located on the Southwest Right of Way Line of Valley Station Drive; thence in a Southerly direction, along the West line of said Lot 1, a distance of 295.55 feet to the Point of Beginning; thence continue along last described course, along said West line of said Lot 1 and the West line of Lot 2 of said Valley Station-First Sector, a distance of 95.30 feet, said point being the Southwest corner of said Lot 2; thence 91 degrees 16 minutes 47 seconds right, in a Westerly direction, a distance of 41.39 feet; thence 36 degrees 22 minutes 00 seconds right, in a Northwesterly direction, a distance of 388.53 feet; thence 90 degrees right, in a Northeasterly direction, a distance of 100.0 feet; thence 90 degrees right, in a Southeasterly direction, a distance of 363.66 feet to the Point of Beginning.
Said parcel subject to easements and building lines of record.
Subject to subdivision restrictions to be recorded.

$15,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

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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: See Mtg. 393-919

Secretary

Acres, Inc.
By [signature]
President

19790717000089990 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/17/1979 12:00:00AM FILED/CERT

Rec. 150
100
250

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 27th day of June, 19 79

Cahaba [redacted]le, Inc.

[redacted] [signature] [redacted]
Notary Public

Form ALA-32 (Rev. 12-74)