Telephone 205-663-1130

This Form fur... /:

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

Representing St. Paul Title Insurance Corporation

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

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

That in consideration of Sixty-One Thousand and no/100----------DOLLARS,

to the undersigned grantor, Macsan Builders, 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

Dennis Harold Penn, an unmarried man

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

Lot 31, according to the Survey of Dearing Downs, as recorded in Map Book 6, Page 136, in the Probate Office of Shelby County, Alabama. Situated in the Town of Helena, Shelby County, Alabama.

Subject to easements and restrictions of record.

$59,200.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

BOOK 320 PAGE 666

19790717000090190 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/17/1979 12:00:00AM FILED/CERT

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 12th day of July, 19 79.

See Mtg 393-937
ATTEST: deed tax 2.00
rec 1.50
ind 1.00
4.50

Secretary 3:37

Macsan Builders, Inc.
By J. A. McDonald
President

STATE OF ALABAMA)
)
COUNTY OF SHELBY)

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

hereby certify that J. A. McDonald

whose name as President of Macsan Builders, 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 12th day of July, 1979

Notary Public

Form ALA-32 (Rev. 12-74)