THIS INSTRUMENT PREPARED BY:

NAME: James W. May
Odom, May & De Buys
ADDRESS: 2154 Highland Avenue
Birmingham, AL 35205

1370

Form 1-1-6

CORPORATION FORM WARRANTY DEED— ALABAMA TITLE CO., INC., BIRMINGHAM, ALA.

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ($98,000.00) Ninety-eight Thousand and no/100---------- DOLLARS,

to the undersigned grantor, Palmer Building and Development, Inc. a corporation,
in hand paid by

Paul C. Schweigert, Jr.

the receipt of which is hereby acknowledged, the said

Palmer Building and Development, Inc.

does by these presents, grant, bargain, sell and convey unto the said

Paul C. Schweigert, Jr.

19790731000097710 1/1 $.00
Shelby Cnty Judge of Probate, AL
07/31/1979 12:00:00AM FILED/CERT

the following described real estate, situated in Shelby County, Alabama, to-wit:
$78,400.00 of the purchase price $98,000.00 was paid from a mortgage loan closed simultaneously with delivery of this deed.
Lot 52, according to the Survey of Quail Run, as recorded in Map Book 7, Page 22, in the Office of the Judge of Probate of Shelby County, Alabama.

SUBJECT TO: (1) Ad valorem property taxes for the current year and thereafter. (2) 35 foot building line from Browning Circle, and a 10 foot easement along the south line as shown on recorded map. (3) Restrictions appearing of record in Misc. Vol. 22, Page 638 and Misc. Vol. 22, Page 841. (4) Right of Way granted to Alabama Power Company by instrument(s) recorded in Deed Book 101, Page 523, Deed Book 216, Page 103 and Deed Book 179, Page 346. (5) Agreement to Alabama Power Company in regard to underground residential distribution in Deed Book 310, Page 577 and Misc. Book 22, Page 834. (6) Right of Way to Alabama Gas Corporation in Deed Volume 206, Page 21.

BOOK 321 PAGE 162

TO HAVE AND TO HOLD, To the said

Paul C. Schweigert, Jr., his heirs and assigns forever.

And said Palmer Building and Development, Inc. does for itself, its successors and assigns, covenant with said

Paul C. Schweigert, Jr., his

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, except as shown above, 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

Paul C. Schweigert, Jr., his

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Palmer Building and Development, Inc. by its President, Robert A. Palmer, who is authorized to execute this conveyance, has hereto set its signature and seal, this the 30th day of July, 19 79.

See mtg 394-443
deed tax 20.00
rec 1.50
ind 1.00
22.50

PALMER BUILDING AND DEVELOPMENT, INC.

ATTEST:

Secretary

By Robert A. Palmer
Robert A. Palmer President

STATE OF ALA. SHELBY CO.
I HEREBY CERTIFY THIS INSTRUMENT WAS FILED
1979 JUL 31 AM 9:16
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 Robert A. Palmer whose name as President of Palmer Building and Development, 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 30th day of July, 19 79.

Notary Public

Jeff Fed S+L
215 N 21st
Bha[redacted]ge 35203