

This instrument was prepared by

This Form furnished by:

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 1972 Chandalar Office Park
 Pelham, Alabama 35124

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

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF SHELBY)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Thirty Three Thousand Nine Hundred Thirty Six and 79/100----- DOLLARS,
 (\$33,936.79)

to the undersigned grantor, D. W. Humphries Construction and Development Company, 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
 Cebu, Inc.

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

See attached Exhibit "A" for legal description.

Subject to easements and restrictions of record.

\$33,936.79 of the above purchase price was paid from a mortgage loan closed simultaneously
 herewith. This figure includes \$27,000.00 principal and \$6,936.79 accrued interest. This
 purchase money mortgage shall be a second mortgage and subordinated to a mortgage given by
 Cebu, Inc. to Leonard H. White, Jr. on even date herewith. The subordination of this mortgage
 is under the agreement entered into between the Grantor herein and Robin Homes, Inc., as
 recorded in Book 37, Page 336, in the Probate Office of Shelby County, Alabama. The Grantor
 acknowledges that Robin Homes, Inc. has assigned its interest in this agreement and right to
 this subordination to Cebu, Inc. for this parcel of land.

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BOOK
 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 encum-
 brances, 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
 authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 2nd day of December, 1981

ATTEST:

D. W. HUMPHRIES CONSTRUCTION AND DEVELOPMENT
COMPANY, INC.

By

D. W. HUMPHRIES

President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned

a Notary Public in and for said County, in said State

hereby certify that D. W. Humphries

whose name as President of Company, Inc.

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 2nd day of December, 1981

Daniel M. S. [Signature]

[Signature] D. W. Humphries

EXHIBIT "A"

A parcel of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the most Southerly corner of Lot 12, Block 1, of Amended Map of Wildewood Village, as recorded in Map Book 8, Page 3 in the office of the Probate Judge in Shelby County, Alabama; thence in a Northwesterly direction, along the Southwesterly line of said Lot 12, a distance of 115.0 feet to the most Westerly corner of said Lot 12; thence 90 degrees left, in a Southwesterly direction, a distance of 210.25 feet; thence 38 degrees 35 minutes left, in a Southerly direction, a distance of 184.07 feet; thence 62 degrees 05 minutes 50 seconds left, in a Southeasterly direction, a distance of 114.0 feet; thence 21 degrees 20 minutes 30 seconds right, in a Southeasterly direction, a distance of 160.72 feet; thence 100 degrees 39 minutes 40 seconds left, in a Northeasterly direction, a distance of 119.19 feet; thence 38 degrees 35 minutes left, in a Northerly direction, a distance of 167.0 feet; thence 33 degrees 42 minutes 15 seconds right, in a Northeasterly direction, a distance of 7.30 feet; thence 4 degrees 52 minutes 45 seconds right, in a Northeasterly direction, a distance of 125.75 feet; thence 90 degrees left, in a Northwesterly direction, a distance of 115.0 feet; thence 90 degrees left, in a Southwesterly direction, a distance of 20.0 feet; thence 90 degrees right, in a Northwesterly direction, a distance of 50.0 feet to the Point of Beginning. LESS AND EXCEPT a parcel of land located in the Northwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 1, Township 20 South, Range 3 West, Shelby County, Alabama, more particularly described as follows: Begin at the most Southerly corner of Lot 11, Block 2 of Amended Map of Wildewood Village, as recorded in Map Book 8, Page 3 in the office of the Probate Judge in Shelby County, Alabama, thence in a Northwesterly direction, along the Southwest line of said Lot 11, a distance of 115.0 feet to a point on the Southeast Right of Way Line of Wildewood Drive thence 90 degrees left, in a Southwesterly direction, along said Right of Way Line, a distance of 20.0 feet, thence 90 degrees right, in a Northwesterly direction, a distance of 165.0 feet to the most Westerly corner of Lot 12, Block 1 of said Subdivision, thence 90 degrees left, in a Southwesterly direction, a distance of 195.38 feet, thence 106 degrees 33 minutes 52 seconds left, in a Southeasterly direction, a distance of 127.25 feet to a point on a curve to the left, said curve having a radius of 167.84 feet and central angle of 22 degrees 01 minutes 06 seconds, thence 90 degrees right to tangent of said curve, thence along arc of said curve, in a Southwesterly direction, a distance of 64.50 feet to end of said curve, thence 90 degrees left, in a Southeasterly direction, a distance of 165.0 feet, thence 56 degrees 17 minutes 45 seconds left, in a Northeasterly direction, a distance of 7.30 feet, thence 4 degrees 52 minutes 45 seconds right, in a Northeasterly direction, a distance of 125.75 feet to the Point of Beginning.

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STATE OF ALA. SHELBY CO.
I CERTIFY THIS
DOCUMENT WAS FILED

1982 FEB 10 AM 8:38

See mtg. 418-251

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Rec.	3.00
Ind.	1.00
	4.00