

This instrument was prepared by

425

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

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Eleven Thousand Five Hundred and No/100 (\$11,500.00)----- DOLLARS

to the undersigned grantor, CAIRNS-SCOTT-LONG COMPANY, an Alabama Partnership ~~xxx 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

Leah S. Marcus

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

Lot 3, Block 4, according to the survey of Meadowlark as recorded in Map Book 7 Page 98 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to:

- (1) Taxes due October 1, 1984. and Waxwing Circle
- (2) Building setback line of 35 feet reserved from Waxwing Trail/as shown by plat.
- (3) Public utility easements as shown by recorded plat, including an irregular easement on Southerly side of subject property.
- (4) Restrictions, covenants and conditions as set out in instrument recorded in Misc. Book 28 Page 14 in Probate Office of Shelby County, Alabama.
- (5) Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 55 Page 454 in said Probate Office.
- (6) Transmission Line Permit to Alabama Power Company and South Central Bell as shown by instrument recorded in Deed Book 317 Page 272 in said Probate Office.
- (7) Easement to South Central Bell as shown by instrument recorded in Deed Book 293 Page 334 and Deed Book 320 Page 887 in said Probate Office.

\$8,625.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 Managing Partners
authorized to execute this conveyance, hereto set its signature and seal,

President, who has

this the 5th day of October, 19 83

ATTEST:

Deed TAX 3.00
Rec 1.50
Ind 1.00
5.50

STATE OF ALA. SHELBY CO.

I CERTIFY THIS
INSTRUMENT WAS FILED

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

1983 OCT 11 AM 9:37

sw Mtg 1437-688

JUDGE OF PROBATE

CAIRNS-SCOTT-LONG COMPANY, An Alabama Partnership

By

Managing Partner

President

By

Managing Partner

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

hereby certify that Nicholas Cairns and Victor Scott

whose names as Managing Partners of CAIRNS-SCOTT-LONG COMPANY, An Alabama Partnership ~~are~~ ^{are} 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, they as such ~~officer~~ ^{officer} and with full authority, executed the same voluntarily for and as the act of said Partnership. Managing Partners

Given under my hand and official seal, this the 5th day of October, 19 83Daniel M. r

Form ALA-32 (Rev. 12-74)

Notary Public