

This instrument was prepared by

(Name) COURTNEY H. MASON, JR.

(Address) ALABASTER, ALABAMA

1772
This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Road
P. O. Box 689
Pelham, Alabama 35124



Policy Issuing Agent for
Safeco Title Insurance Co
TELEPHONE: 988-5600

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of FORTY-ONE THOUSAND AND NO/100TH (\$41,000.00) DOLLARS

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

LECIL M. COLBURN

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

H.D.H. CONSTRUCTION COMPANY, INC.

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

SEE ATTACHED FOR LEGAL DESCRIPTION

BOOK 351 PAGE 180

THE SELLER AFFIRMS THAT THE ABOVE-DESCRIBED PROPERTY IS NOT HIS HOMESTEAD.
THE SELLER'S HOMESTEAD IS LOCATED AT 1405 LIDO DRIVE, BRANDON, FLORIDA 33511.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 4TH
day of NOVEMBER, 19 83

(SEAL)

LECIL M. COLBURN
LECIL M. COLBURN

(SEAL)

(SEAL)

(SEAL)

(SEAL)

(SEAL)

STATE OF ALABAMA

SHELBY

COUNTY

General Acknowledgment

I, **THE UNDERSIGNED**
in said State, hereby certify that **LECIL M. COLBURN**

a Notary Public in and for said County.

whose name(s) **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** executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 4TH day of NOVEMBER, A.D. 19 83

[Signature]
Notary Public

LEGAL DESCRIPTION

A tract of land situated in the SE 1/4 of the NE 1/4 of Section 21, Township 19 South, Range 2 West, Shelby County, Alabama, being more particularly described as follows: Commence at the Southwest corner of said quarter-quarter Section, thence North along the West line thereof a distance of 300.0 feet to the point of beginning; thence continue North along said West line 247.0 feet; thence right 49 degrees and run Northeast 294.84 feet to the South right-of-way line of Miller Circle; thence an angle right of 114 degrees 57 minutes 30 seconds to tangent of a curve to the left, said curve having a radius of 248.24 feet and subtending a central angle of 45 degrees 53 minutes 15 seconds; thence along the arc of said curve a distance of 198.81 feet; thence 80 degrees 35 minutes and run South 365.31 feet; thence 90 degrees right and run West 317.20 feet to the point of beginning; being situated in Shelby County, Alabama.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

GRANTOR'S ADDRESS: 1405 Lido Drive, Brandon, Florida 33511

GRANTEE'S ADDRESS: P. O. BOX 9, PELHAM, ALABAMA 35124

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

1983 NOV -4 AM 11:16

F. Henry G. Snowden, Jr.
JUDGE OF PROBATE

J Deed TAX 41.00
Ree 3.00
Jud 1.00

45.00