

1805

This instrument was prepared by

(Name) DANIEL M. SPITLER
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

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 Sixteen Thousand Five Hundred and No/100 (\$16,500.00) DOLLARS

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

David R. Spruiell and wife, Phyllis R. Spruiell

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

Douglas Construction and Development, Inc.

(herein referred to as grantee, whether one or more), the following described real estate, situated in

Shelby

County, Alabama, to-wit:

Lot 57, according to survey of Quail Run, Phase 3, as recorded in Map Book 7 Page 159 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama.

Subject to title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Deed Book 121 Page 294 in Probate Office.

Subject to easements and restrictions of record.

BOOK 351 PAGE 213

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 3rd day of November, 1983.

STATE OF ALA. SHELBY CO. *deed 16.50*
I CERTIFY THIS *filed 1.50*
INSTRUMENT WAS FILED *and 1.00*
1983 NOV -7 AM 8:37 (SEAL)

David R. Spruiell
DAVID R. SPRUIELL (SEAL)

Phyllis R. Spruiell
PHYLLIS R. SPRUIELL (SEAL)

Thomas A. Shandley, Jr.
JUDGE OF PROBATE (SEAL)

STATE OF ALABAMA
SHELBY COUNTY

General Acknowledgment

I, the undersigned
in said State, hereby certify that

a Notary Public in and for said County,

David R. Spruiell and wife, Phyllis R. Spruiell

whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3rd day of November, A.D. 1983.

Jackson Co.

Form Ala

[Signature]
Notary Public