

(Name) DANIEL M. SPITLER 1216
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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 -----SEVENTY NINE THOUSAND AND NO/100 (\$79,000.00)-----DOLLARS,

to the undersigned grantor, CEBU, 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 GRADY C. PAYNE, SR.

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

Lot 31, according to the Survey of Wildewood Village, Third Addition as recorded in Map Book 8, page 145, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:

- BOOK 357 PAGE 537
1. 25' building line as shown by recorded map.
 2. 10' easement on south as shown by recorded map.
 3. Restrictions as recorded in Misc. Volume 55, page 117 and Misc. Volume 54, page 171 in the Probate Office of Shelby County, Alabama.
 4. Right of way to Alabama Power Company as recorded in Volume 355, page 257 in said Probate Office.
 5. Agreement to Alabama Power Company as recorded in Misc. Volume 54, page 172 in said Probate Office.
 6. Coal, oil, gas and other mineral interest in, to or under the land herein described are not insured.

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 authorized to execute this conveyance, hereto set its signature and seal, President, who is

this the 17th day of July 19 84

ATTEST:

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

Recd Tax

CEBU, INC.

1984 JUL 24 AM 9:13

Secretary

Rec 7900
250
By 8250

Thomas W. Strickland

Thomas W. Strickland President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned,

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

hereby certify that Thomas W. Strickland

whose name as President of CEBU, 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 17th day of July 1984.