

This instrument was prepared by

1574

This Form furnished by:

(Name) DANIEL M. SPITLER
 Attorney at Law
 (Address) 108 Chandalar Drive
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 -----THREE THOUSAND AND NO/100 (\$3,000.00)----- DOLLARS.

to the undersigned grantor, ALMOR QUALITY HOMES, 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

GROSS BUILDING COMPANY, INC., a corporation,

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

Lot 13, Block 7, according to the survey of Southwind, Third Sector, as recorded in Map Book 7, page 25, in the Office of the Judge of Probate of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from Caribbean Circle as shown by plat.

Public utility easements as shown by recorded plat, including a 5 foot easement on the Southerly side.

Restrictions, covenants and conditions as recorded in Misc. Book 23, page 535 in Probate Office.

Transmission Line Permit to Alabama Power Company as recorded in Deed Book 309, page 375 in Probate Office.

Agreement with Alabama Power Company as to underground cables as recorded in Misc. Book 24, page 439 and covenants pertaining thereto as recorded in Misc. Book 24, page 434 in Probate Office.

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 27th day of July, 1984

ATTEST:

deputy 300
Rec. 250
Ind. 100
 STATE OF ALA. SHELBY CO. ALMOR QUALITY HOMES, INC.
 I CERTIFY THIS
 INSTRUMENT WAS FILED

6.58

1984 JUL 31 AM 8:57

By John Shoemaker, Jr., President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned, a Notary Public in and for said County, in said State,

hereby certify that John Shoemaker, Jr.,

whose name as President of Almor Quality Homes, 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 27th day of July, 1984.