

This instrument was prepared by

This Form furnished by:

(Name) D. M. Spitler 1289

(Address) Pelham, Al. 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 One Hundred Seven Thousand, Five Hundred and no/100--DOLLARS,

to the undersigned grantor, Cahaba Title, 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

Cahaba Properties, an Alabama General Partnership

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

All of Lot 2, according to Revision No. 3, dated February 3, 1977, to the survey of 2nd Amendment, Commercial Subdivision, Riverchase East, First Sector in Section 30, Township 19 South, Range 2 West, Shelby County, Alabama, as designated on a map thereof recorded in Map Book 6 Page 139 in the office of the Judge of Probate of Shelby County, Alabama.

Subject to easements and restrictions of record.

\$107,500 was paid from proceeds of mortgage loan to First Bank of Alabaster

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
00 -
1984 OCT 23 PM 2:48

Thomas W. Henderson, Jr.
JUDGE OF PROBATE

Recy 250
Ad. 100
300

5-75

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 1st day of August, 1984

ATTEST:

Secretary

By

CAHABA TITLE, INC.

Martha B. Ferguson
President

STATE OF ALABAMA)

COUNTY OF SHELBY)

I, the undersigned authority

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

hereby certify that Martha B. Ferguson

whose name is President of Cahaba Title, 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 1st day of August, 1984

Cahaba Title

Kathy D. Brash

Notary Public