

This instrument prepared by

(Name) Courtney H. Mason, Jr.  
(Address) P.O. Box 360187  
Birmingham, Alabama 35326-0187

Corporation Form Warranty Deed



This Form furnished by:  
**Cahaba Title, Inc.**  
Highway 31 South at Valleydale Rd., P.O. Box 689  
Pelham, Alabama 35124  
Phone (205) 988-5600  
Policy Issuing Agent for  
SAFECO Title Insurance Company

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Sixty-seven thousand and NO/100ths DOLLARS,  
to the undersigned grantor, Indianwood Building Company, 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  
Edith Suzanne Allen, an unmarried woman

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

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

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

this the 30th day of July, 19 85

ATTEST:

INDIANWOOD BUILDING COMPANY, INC.

Secretary

By

William R. Kinnebrew

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

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

hereby certify that William R. Kinnebrew, Jr.

whose name as President of Indianwood Building Company, 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 30th day of July, 19 85

EXHIBIT "A"

PARCEL 10:

Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said Quarter-Quarter Section a distance of 470.41 feet, thence 82 degrees 00 minutes right Northeasterly 350.7 feet, thence 95 degrees 20 minutes left 25.11 feet to the North right-of-way boundary of Indianwood Terrace and the point of beginning of tract of land herein described, thence continue along the last mentioned course 119.56 feet through the centerline of a duplex building dividing it into two (2) separate units, thence 81 degrees 56 minutes 30 seconds right 59.32 feet, thence 103 degrees 23 minutes 30 seconds right 132.78 feet to the North right-of-way boundary of Indianwood Terrace, thence 90 degrees 00 minutes right Southwesterly 46.60 feet to the point of beginning.

Situated in Shelby County, Alabama.

According to the survey of James H. Seale, L.S. #2684, dated March 11, 1985.

ALSO AN EXCLUSIVE EASEMENT for ingress and egress across the following described property: Commence at the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 36, Township 19 South, Range 3 West, thence Northerly along the West line of said Quarter-Quarter Section 470.41 feet, thence 82 degrees 00 minutes right Northeasterly 395.0 feet, thence 90 degrees 00 minutes left Northeasterly 25 feet to North right-of-way boundary of Indianwood Terrace and the Southeast corner of Lot 10, and the point of beginning of tract of land herein described, thence continue along the last mentioned course 33.6 feet, thence 90 degrees 00 minutes right Easterly, 9.0 feet, thence 90 degrees 00 minutes right Southerly 33.6 feet to the North right-of-way boundary of said street, thence 90 degrees 00 minutes right 9.0 feet to the point of beginning.

Situated in Shelby County, Alabama.

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

\$61,950.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

GRANTEES' ADDRESS: 10 Indianwood Terrace, Pelham, Alabama 35124

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

1985 AUG -2 AM 9:14

*Thomas A. Swann, Jr.*  
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$	_____
Deed Tax		<u>5.50</u>
Mineral Tax		_____
Recording Fee		<u>5.00</u>
Index Fee		<u>1.00</u>
TOTAL	\$	<u>11.50</u>