

This instrument was prepared by

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

**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

Corporation Form Warranty Deed

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of TWO HUNDRED SEVENTY-TWO AND 50/100 (\$272.50)-----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
 JANICE SPITLER

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

Part of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, more particularly described as follows: Commence at the Southwest corner of the Southeast 1/4 of the Southwest 1/4 of Section 36, Township 19 South, Range 3 West, and run North along the West line of THE AMENDED map of WILDEWOOD VILLAGE, Third Addition (MB. 8, Page 182) a distance of 41.79 feet to the point of beginning; Thence turn an angle of 32 deg. 50 min. 05 sec. right and continue along the Northwest line of THE AMENDED map of WILDEWOOD VILLAGE Third Addition a distance of 716.77 feet to a iron pin; Thence turn an angle of 121 deg. 18 min. 26 sec. left and run Westerly a distance of 388.78 feet to a iron pin; Thence turn an angle of 91 deg. 31 min. 39 sec. left and run South a distance of 612.62 feet to the Point of Beginning.

Subject to easements and restrictions of record.

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 5th day of June, 19 85

ATTEST:

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

CEBU, INC.

1985 AUG -5 PH 452

By

Thomas W. Strickland
 Thomas W. Strickland,

President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned,

JUDGE OF PROBATE

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

5th

day of

June

, 19 85.

Sandra B. Sikes
 Sandra B. Sikes

Notary Public