

This instrument was prepared by

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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

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen thousand five hundred & NO/100ths (\$19,500.00) DOLLARS,

to the undersigned grantor, Verex Assurance, 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

Danny Culver, an unmarried man.

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

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 17, Township 20 South, Range 2 West, Shelby County, Alabama, more particularly described as follows: Commence at the most Southerly corner of Lot 38 of Deer Springs Estates, Third Sector, as recorded in Map Book 6 page 5 in the Office of the Judge of Probate of Shelby County, Alabama; thence in a Southwesterly direction, along the Northwesteरly right of way line of Houston Drive (Extended), a distance of 219.93 feet; thence 77 deg. 40 min. 58 sec. right, in a Northwesterly direction a distance of 210.44 feet; thence 77 deg. 49 min. 03 sec. left, in a Southwesterly direction a distance of 100.00 feet to the point of beginning; thence continue along last described course a distance of 224.96 feet; thence 87 deg. 59 min. 14 sec. left, in a Southeasterly direction a distance of 229.56 feet to the center line of a 30 foot wide easement for roadway; thence 86 deg. 42 min. 30 sec. left in a Northeasterly direction along said center line a distance of 176.50 feet; thence 15 deg. 24 min. 09 sec. right, in a Northeasterly direction, along said center line a distance of 61.24 feet; thence 110 deg. 42 min. 25 sec. left, in a Northwesteरly direction a distance of 267.38 feet to the point of beginning; being situated in Shelby County, Alabama.

Mineral and mining rights excepted.

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

\$16,907.75 of the above recited purchase price was paid from a mortgage loan closed ^{simultaneously} her **TO HAVE AND TO HOLD**, To the said GRANTEE, his, her or their heirs and assigns forever. with.

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,

Senior Vice President, who is

this the 31 st day of July 1985

ATTEST:

John S. Anderson STATE OF ALABAMA
Secretary I CERTIFY THIS
INSTRUMENT WAS DRAFTED
1985 AUG -9 PM 2:16 Deed tax 300
Keith A. Yelinek Senior Vice President
STATE OF WISCONSIN
COUNTY OF HANE
I, the undersigned Geraldine Keene, Notary Public in and for said County, in said State,

hereby certify that Keith A. Yelinek

whose name as Sr. Vice President of Verex Assurance, 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 31 st day of

July 1985