

This instrument was prepared by

(Name) Diane Smith

(Address) 100 Cedar Cove Dr., Pelham, AL 35124

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 Sixteen Thousand Four Hundred and no/100 (\$16,400.00)----- DOLLARS,

to the undersigned grantor, Franklin Properties, 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 Sugarwood Homes, Inc.

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

Lot 7, Block 2, Cedar Cove, Phase II, as recorded in Map Book 9, Page 111.

Subject to:

- 1) setback lines and easements recorded in Map Book 9, Page 111,
- 2) restrictions recorded in Real Book 046, Pages 313 through 321,
- 3) any unrecorded utility easements.

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,

this the 5th day of February

ATTEST:

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

1986 FEB 2 07

STATE OF Alabama

COUNTY OF Shelby

I, Mary Paulette Osborn

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

hereby certify that Franklin Dean Smith

whose name as President of Franklin Properties, 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 February, 1986

Form ALA-32 (2-74)

Notary Public

RECORDED FEES
Mortgage Tax \$ 4.50
Deed Tax \$ 2.50
General Tax \$ 1.00
Recording Fee \$ 20.00
Index Fee
By Franklin Dean Smith President