

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

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF SHELBY

That in consideration of Fourteen Thousand Four Hundred and no/100 (\$14,400.00)-----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

Shaw Properties, Inc.

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

Lot 6, Block 1, Cedar Cove, Phase II, as recorded in Map Book 9, Page 111, Shelby County, Alabama.

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.

BOOK 063 PAGE 537

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

1986 MAR 10 PM 1:23

Thomas W. Cunningham
JUDGE OF PROBATE

1. Deed Tax \$ 14.50
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 18.00

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 6th day of March, 19 86

ATTEST:

Secretary

By

Franklin Dean Smith
Franklin Dean Smith,

President

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.

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 7th day of March, 19 86

Not. So. J. L. L. L.
Riverchase

Mary Paulette Osborn
Notary Public