

This instrument was prepared by

(Name) Daniel M. Spitler
Attorney at Law
(Address) 108 Chandalar Drive
Pelham, Alabama 35124

Corporation Form Warranty Deed

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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

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED ELEVEN THOUSAND EIGHT HUNDRED FORTY-FIVE & NO/100 - DOLLARS,
to the undersigned grantor, UNITED HOMEBUILDERS, 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

OLIVIA J. COLLINS, an unmarried woman
(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

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\$100,000.00 of the purchase price recited above was paid from a mortgage loan closed
simultaneously herewith.

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
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 24th day of April 19 86

ATTEST:

UNITED HOMEBUILDERS, INC.

Secretary

By

Leonard W. Coggins
Leonard W. Coggins President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

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

hereby certify that LEONARD W. COGGINS,

whose name as President of United Homebuilders, 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 said corporation.

Given under my hand and official seal, this the

24th

day of

April

19 86

Leonard W. Coggins
Notary Public

EXHIBIT "A"

A part of the NW 1/4 of the NE 1/4 of Section 2, Township 20 South, Range 3 West, being more particularly described as follows: From the Southeast corner of the NW 1/4 of the NE 1/4 of said Section, run in a westerly direction along the south line of said 1/4 1/4 section for a distance of 383.10 feet; thence turn an angle to the right of 44 deg. 42 min. 45 sec. and run in a northwesterly direction 108.18 feet; thence turn an angle to the right of 77 deg. 34 min. and run northeasterly 210 feet; thence turn an angle to the right of 90 deg. and run in a southeasterly direction for a distance of 210.0 feet to Point "A"; thence turn an angle to the left of 90 deg. 35 min. 45 sec. and run in a northeasterly direction for a distance of 183.3 feet, more or less, to a point that is on the southwest right of way line of Aaron Road; said point being the point of beginning; thence turn an angle to the left of 172 deg. 50 min. and run in a southwesterly direction for a distance of 79.00 feet; thence turn an angle to the left of 12 deg. 32 min. and run in a southwesterly direction for a distance of 105.38 feet to Point "A"; thence turn an angle to the right of 95 deg. 57 min. 45 sec. and run in a northwesterly direction for a distance of 210.00 feet; thence turn an angle to the right of 90 deg. 00 min. and run in a northeasterly direction for a distance of 209.64 feet; thence turn an angle to the right of 42 deg. 13 min. 10 sec. and run in a northeasterly direction 64.08 feet to the southwest right of way line of Aaron Road; thence run in a southeasterly direction along the southwest line of Aaron Road a distance of 181.18 feet more or less, to the point of beginning.

SUBJECT TO:

Title to minerals underlying the caption lands with mining rights and privileges belonging thereto.

Transmission line permits to Alabama Power Company as recorded in Deed Book 101, page 551; Deed Book 112 page 49 and in Deed Book 244 page 674 in the Probate Office of Shelby County, Alabama.

Right of way to South & North Alabama Railroad as recorded in Deed Book 37 page 415 and to L & N Railroad Company as recorded in Deed Book 54 page 400 in the Probate Office of Shelby County, Alabama.

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

1986 MAY -2 PM 12:19

Thomas A. Shouder, Jr.
JUDGE OF PROBATE

1. Deed Tax \$ 12.00
2. Mtg. Tax. —
3. Recording Fee 5.00
4. Indexing Fee 1.00
TOTAL 18.00

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