

This instrument was prepared by

This Form furnished by:

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

161

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of FIVE HUNDRED AND NO/100 (\$500.00) ----- 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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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 24th day of April, 19 86

ATTEST:

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

UNITED HOMEBUILDERS, INC.

By

Leonard W. Coggins

President

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

hereby certify that Leonard W. Coggins

whose name is 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 act of said corporation.

Given under my hand and official seal, this the 24th day of April, 19 86

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A part of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 2, Township 20 South, Range 3 West, being more particularly described as follows: From the Southeast corner of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section, run in a westerly direction along the south line of said $\frac{1}{4}$ - $\frac{1}{4}$ section for a distance of 383.10 feet; thence turn an angle to the right of 44 degrees 42 minutes 45 seconds and run in a northwesterly direction 108.18 feet; thence turn an angle to the right of 77 degrees 34 minutes and run northeasterly 210 feet; thence turn an angle to the right of 90 degrees 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°35'45" 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 right of 180°00' and run in a southwesterly direction for a distance of 183.3 feet, more or less, to previously mentioned Point "A"; thence turn an angle to the right of 174°38' and run in a northeasterly direction for a distance of 105.38 feet; thence turn an angle to the right of 12°32' and run in a northeasterly direction for a distance of 79.00 feet, more or less, to the point of beginning.

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

1986 MAY -2 PM 12:20

Thomas A. Sherrill, Jr.
JUDGE OF PROBATE

EXHIBIT "A"

1. Deed Tax	\$ <u>1.50</u>
2. Mtg. Tax	_____
3. Recording Fee	<u>5.00</u>
4. Indexing Fee	<u>1.00</u>
TOTAL	<u>6.50</u>