

This instrument was prepared by

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This Form furnished by:

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

**Cahaba Title, Inc.**1970 Chandalar South Office Park
Pelham, Alabama 35124

Representing St. Paul Title Insurance Corporation

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-THREE THOUSAND ONE HUNDRED AND NO/100 (\$63,100.00) -- DOLLARS,

to the undersigned grantor,

DON KIRBY CONSTRUCTION, 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

ROBERT O. BLAIN, an unmarried man

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

Shelby County, Alabama, to wit:

Lot 4, according to the survey of Hamlet, Third Sector, as recorded in Map Book 8
 page 130 in the Office of the Judge of Probate of Shelby County, Alabama; being
 situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 35 feet reserved from 5th Avenue Northwest as shown by recorded plat.

Public utility easements as shown by recorded plat, including a 20 foot easement on the North side.

Restrictions, covenants and conditions as set out in Misc. Book 58 page 117 in Probate Office of Shelby County, Alabama.

Transmission Line Permit to Alabama Power Company as set out in Deed Book 134 page 209 and Deed Book 220 page 329 in Probate Office of Shelby County, Alabama.

Right of way granted to Alabama Power company as shown by instrument recorded in Real 1 page 352 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining
 rights and other rights, privileges and immunities relating thereto, including
 rights, conveyed in Deed Book 344 page 401 in Probate Office of Shelby County,
 Alabama.

Subdivision is to provide for construction of single family residence only, as shown by recorded plat.

\$47,000.00 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 13th day of June, 1986

ATTEST:

Ready AX 16.50
 Rec 2.50
 Ind 1.00

20.00

STATE OF ALABAMA, SHELBY CO.

I CERTIFY THIS
 INSTRUMENT WAS FILED

1986 JUN 18 AM 9:35

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that Don Kirby

DON KIRBY CONSTRUCTION, INC.

By

Don Kirby,

President

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

whose name as President of DON KIRBY CONSTRUCTION, 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 13th day of June

[Signature]

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