

This instrument was prepared by

(Name) R. A. Ferguson, Jr., Attorney at Law

(Address) 331 Frank Nelson Bldg., Birmingham, Alabama 35203

WARRANTY DEED - AMERICAN TITLE INS. CO., Birmingham, Alabama

STATE OF ALABAMA
SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration,

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we, Leonard C. Sachs, a single man; Marlene N. Sachs, a single woman; Charles R. Griffin and wife, Barbara Griffin,

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Marlene N. Sachs, a single woman,

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

Begin at the southwest corner of the South-West quarter of the South-East quarter of Section 4, Township 21 South, Range 3 West; thence northerly along the west boundary of said quarter-quarter section 733.90 feet; thence right 65 degrees 27 minutes 45 seconds in a northeasterly direction 575.29 feet, more or less, to the northeast corner of Lot 6 - Woodland Hills Subdivision (Map Book 5, Page 90, Shelby County Probate Office), said point being the point of beginning; thence right 53 degrees 31 minutes 30 seconds in a southeasterly direction along the north boundaries of said Woodland Hills Subdivision and Woodland Hills - First Phase - Third Sector (Map Book 6, Page 7, Shelby County Probate Office) and a projection thereof 400.00 feet; thence left 104 degrees 31 minutes in a northeasterly direction 405.00 feet; thence left 75 degrees 29 minutes in a northwesterly direction 400.00 feet; thence left 104 degrees 31 minutes in a southwesterly direction 405.00 feet to the point of beginning, containing 3.72 acres, more or less, ALSO a 30.00 feet right of way on the north side of Lots 1 through 6, inclusive, of said Woodland Hills Subdivision extended from the northwest side of above described property to the southeast boundary of Shelby County Highway 17.

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, WE have hereunto set OUR hands(s) and seal(s), this 19 day of June, 1986.

Marlene N. Sachs

Barbara Griffin

Charles Griffin

STATE OF ALA. SHELBY CO.
(Seal)
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 JUL 14 AM 8:31
(Seal)
JUDGE OF PROBATE

Leonard C. Sachs

1. Deed Tax \$.50 (Seal)

2. Mtg. Tax _____ (Seal)

3. Recording Fee 2.50 (Seal)

4. Indexing Fee 2.00

TOTAL 5.00

STATE OF ALABAMA

COUNTY

General Acknowledgment

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Leonard C. Sachs, Marlene N. Sachs, Charles R. Griffin & Barbara Griffin, whose name s are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 20th day of June, A. D., 1986

Cahaba Title

My Commission
expires 6-13-90

Robert M. Owens

Notary Public