

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
Corporation Form Warranty Deed



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 THREE THOUSAND AND NO/100 (\$3,000.00) ----- DOLLARS,

to the undersigned grantor, ALMOR QUALITY HOMES, 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
GROSS BUILDING COMPANY, INC.

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

Lot 42, according to the survey of Southern Pines, 6th Sector, as recorded in Map Book 9, page 107, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Building setback line of 40 feet reserved from Tall Timbers Drive as shown by plat. Public utility easements as shown by recorded plat, including easements of 10 foot Southeasterly and Northeasterly sides of lot.

Restrictions, covenants and conditions set out in instrument recorded in Real 45 page 117 in Probate Office of Shelby County, Alabama.

Right of Way granted to Alabama Power Company and South Central Bell by instrument recorded in Real 48 page 42 in Probate Office of Shelby County, Alabama.

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1986 AUG 11 PM 2:35

1. Deed Tax \$ 3.00
2. Mtg. Tax
3. Recording Fee 2.50
4. Indexing Fee 1.00
TOTAL 6.50

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 _____ President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 30th day of July, 19 86

ATTEST:

ALMOR QUALITY HOMES, INC.

Secretary

By

John Shoemaker, Jr.
John Shoemaker, Jr., President

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

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

hereby certify that JOHN SHOEMAKER, JR.

whose name as President of ALMOR QUALITY HOMES, 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 30th day of July, 19 86.