

This instrument was prepared by

114

(Name) Jeffrey E. Rowell

(Address) Post Office Box 59280
Birmingham, Al 35259

Corporation Form Warranty Deed

This Form furnished by:

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 Nine Thousand Eighty and 00/100 (\$109,080.00)-----DOLLARS,
to the undersigned grantor, Leight Construction Company, 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
Barry M. Marcus and wife, Deborah Marcus

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

Lot 1, according to the Survey of Dearing Downs, Fourth Addition, as recorded
in Map Book 9, Page 179 in the Probate Office of Shelby County, Alabama.

Subject to:

1. Taxes for the current year
2. Easements and restrictions of record.

\$98,172.00 of the above consideration was derived from a purchase money mort-
gage closed simultaneously herewith.

BOOK 108 PAGE 275

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

1987 JAN -5 PH 1:37

Judge of Probate

1. Deed Tax \$109.50
2. Mtg. Tax _____
3. Recording Fee 250
4. Indexing Fee 100
TOTAL 11300

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 ~~xxx~~ G.L. Leight, Jr., it's President, who is
authorized to execute this conveyance, hereto set its signature and seal,

this the 10th day of December, 1986

ATTEST:

Secretary

STATE OF ALABAMA

COUNTY OF SHELBY

I, the undersigned

hereby certify that G.L. Leight, Jr.,

whose name as the President of Leight Construction Company, 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 10th day of December, 1986