

This instrument was prepared by

(Name) Beth Ernst
(Address) 1720 County Road 51
Wilsonville, Al 35186

This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 889
Palham, Alabama 35124
Phone (205) 988-6800
Policy Issuing Agent for
SAFECO Title Insurance Company



WARRANTY DEED

STATE OF ALABAMA

Shelby COUNTY }

KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Ten Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Roger P. West and wife Theresa L. West

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

Cardinal Homes Inc.

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

A parcel of land situated in the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, being more particularly described as follows: Commence at the Northwest corner of the Southeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 24, Township 19 South, Range 1 East, Shelby County, Alabama, and run in an Easterly direction along the North line of said $\frac{1}{4}$ - $\frac{1}{4}$ Sections a distance of 210.00 feet to a point; thence deflect 90 degrees 07'40" to the right and run in a Southerly direction a distance of 628.37 feet to the point of beginning of the herein described parcel; thence deflect 99 degrees 34'50" to the left and run in a Northeasterly direction a distance of 337.07 feet to point; thence turn an interior angle of 90 degrees 09'20" and run to the right in a Southeasterly direction a distance of 248.95 feet to a point; thence turn an interior angle of 182 degrees 12'40" and run to the right in a Southeasterly direction a distance of 214.10 feet to a point on the North right of way of Old U.S. Highway 280; thence turn an interior angle of 86 degrees 59'30" and run to the right in a Southwesterly direction along said right of way a distance of 423.87 feet to a point; thence turn an interior angle of 81 degrees 03'40" and run to the right in a Northerly direction a distance of 464.61 ft. to the point of beginning of the herein described parcel.

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 said grantee, his, her or 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 stated 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 grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 14th day of March, 19 88.

BOOK 179 PAGE 948

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

88 APR 14 AM 8:30

Thomas A. Snowden, Jr.
JUDGE OF PROBATE

Recd tax 50
Rec 250
Ind 1.00
400

(SEAL) Roger P. West (SEAL)

(SEAL) Theresa L. West (SEAL)

(SEAL) (SEAL)

STATE OF Alabama
Shelby COUNTY }

General Acknowledgment

I, Jim Mc Bruyer a Notary Public in and for said County,
in said State, hereby certify that Roger P. West & wife Theresa L. West.

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, has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 14th day of March, A.D. 19 88

Jim Mc Bruyer
Notary Public

2-18-88