

This form furnished by:

1222
Cahaba Title, Inc.

Riverchase Office
(205) 988-5600

Term Office
(205) 833-1571

This instrument was prepared by:
(Name) Courtney H. Mason, Jr.
(Address) PO Box 360187
Birmingham, AL 35236-0187

Send Tax Notice to:
(Name) C. T. Daniels
(Address) Route 3, Box 95
Pelham, Alabama 35124

WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of TEN THOUSAND AND 00/100 (\$10,000.000 DOLLARS)

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

Randall Buff and wife, Mary Jo Buff
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

C. T. Daniel, a single man
(herein referred to as grantee, whether one or more), the following described real estate, situated in
SHELBY County, Alabama, to-wit:

See Attached Exhibit "A" for legal description.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

And as further consideration, the herein grantee expressly assumes and promises to pay that certain mortgage to Engel Mortgage Company, Inc. as recorded in Mortgage Book 427, Page 409, in the Probate Office of Shelby County, Alabama, according to the terms and conditions of said mortgage and the indebtedness thereby secured.

GRANTEE'S ADDRESS: Route 3, Box 95, Pelham, Alabama 35124

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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 13th
day of October, 19 88

(Seal)

(Seal)

(Seal)

Randall Buff (Seal)
Randall Buff
Mary Jo Buff (Seal)
Mary Jo Buff (Seal)

STATE OF ALABAMA
SHELBY

County

General Acknowledgment

I, _____ the undersigned
in said State, hereby certify that

_____ a Notary Public in and for said County,

whose name(s) are _____ signed to the foregoing conveyance, and who are _____ is 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 13th day of October, 19 88

3/10/91

My Commission Expires:

My Commission Expires March 10, 1991

Notary Public

"EXHIBIT A"

A parcel of land located in the NE 1/4 of the SE 1/4 of the SW 1/4 of Section 24, Township 20 South, Range 3 West, Shelby County, Alabama; described as follows:

Commence at the SW corner of the NE 1/4 of the SE 1/4 of the SW 1/4 of said section 24; thence run North along the West line of said 1/4 1/4 1/4 section a distance of 470.00 feet to the point of beginning; said West line being the East line of the Blue Berry Estates Subdivision as recorded in Map Book 5 page 72 in the Office of the Judge of Probate, Shelby County, Alabama; thence turn right 137 deg. 55 min. 00 sec. a distance of 277.00 feet to the Westerly side of a paved road; thence turn left 99 deg. 19 min. 22 sec. along said road a distance of 225.92 feet; thence turn left 121 deg. 01 min. 44 sec. a distance of 329.45 feet to the West line of said 1/4 1/4 1/4 Section; thence turn left 97 deg. 33 min. 54 sec. along said West line a distance of 14.37 feet; to the point of beginning; being situated in Shelby County, Alabama. Mineral and mining rights excepted.

LESS AND EXCEPT that part lying within the public right-of-way.

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

88 OCT 19 AM 10:16

Thomas A. Shoultz, Jr.
JUDGE OF PROBATE

1. Doc. Tax	\$ 10.00
2. Mig. Tax	
3. Recording Fee	5.00
4. Indexing Fee	1.00
TOTAL	16.00

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