

This instrument was prepared by

(Name) W. Alan Summers
(Address) 1275 Center Point Road
Birmingham, Alabama 35215



Jefferson Land Title Services Co., Inc.
318 21ST NORTH • P.O. BOX 10481 • PHONE (205) 328-8020
BIRMINGHAM, ALABAMA 35201
AGENTS FOR
Mississippi Valley Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA)

COUNTY OF JEFFERSON)

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Forty-seven Thousand Five Hundred & 00/100-----DOLLARS,
to the undersigned grantor, Commerce Developers, 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 Clifford J. Balzli, Sr., William W. Hyatt and Adam S. Balzli (herein referred to as GRANTEE; whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

See Attached Legal Description

Subject to easements and restrictions of record.

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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 _____ day of December, 1988

ATTEST:

Secretary

By Charles E. Sillery
Charles E. Sillery President

STATE OF ALABAMA)
COUNTY OF JEFFERSON)
I, the undersigned

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

hereby certify that Charles E. Sillery

whose name as President of Commerce Developers, 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 5th day of December, 1988

Shelby E. Hanken
Notary Public

EXHIBIT A

A parcel of land situated in the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, being more particularly described as follows:

Commence at the Southeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 13, Township 20 South, Range 3 West, Shelby County, Alabama, and run in a Westerly direction along the South line of said 1/4-1/4 section a distance of 442.32 feet to the point of beginning of the herein described parcel; thence continue in a Westerly direction along the South line of said 1/4-1/4 section a distance of 130.00 feet to a point; thence turn an interior angle of 96° 08' 43" and run to the right in a Northerly direction a distance of 274.51 feet to a point; thence turn an interior angle of 99° 00' 00" and run to the right in an Easterly direction a distance of 117.49 feet to a point on a curve; thence continue in an Easterly to Southwesterly direction along the arc of a curve to the right having a central angle of 33° 00' 00" and a radius of 273.56 feet a distance of 143.24 feet to the end of said curve; thence continue in a Southeasterly direction a distance of 20.00 feet to a point; thence turn an interior angle of 94° 05' 05" and run to the right in a Southwesterly direction a distance of 279.95 feet to the point of beginning of the herein described parcel.

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

88 DEC 12 AM 10:58

Thomas G. ...
JUDGE OF PROBATE

1. Deed Tax	\$ 47.50
2. Mtg. Tax	
3. Recording Fee	5.00
4. Indexing Fee	2.00
TOTAL	54.50