



JEFFERSON TITLE CORPORATION

This instrument was prepared by P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Summey B. Higgins, Jr.

(Address) 2232 Cahaba Valley Drive, Birmingham, Alabama 35242

Corporation Form Warranty Deed

STATE OF ALABAMA
COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of One dollar (\$1.00) and other good and valuable considerations DOLLARS
to the undersigned grantor, R.H. Spratlin Builders, 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 T & T Qaulity Homes, Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in
A part of Lot 25, Meadowridge as recorded in Map Book 11, on page 40, in the Office of the Judge of Probate, Shelby County, Alabama, being more particularly described as follows: Begin at the Northwest corner of said Lot 25, said point being the common corner between Lot 25 and 26; thence run in a Southeasterly direction along the North line of said Lot 25 and also along the South line of said Lot 26 for a distance of 223.81 feet to the Northeast corner of said Lot 25; thence turn an angle to the right of 98° 16' 43" and run in a Southwesterly direction along the Southeast line of said Lot 25 and also along the Northwest line of Lot 10, Windsor Estates, as recorded in Map Book 9, on page 132 A & B, in the Office of the Judge of Probate, Shelby County, Alabama, for a distance of 14.80 feet to the Southwest corner of said Lot 10; thence turn an angle to the right of 84° 45' 05" and run in a Northwesterly direction for a distance of 222.07 feet to a point on a curve which is concave to the Northwest having a central angle of 3° 01' 48" and a radius of 55.00 feet, said point being on the Southeast right of way of Westminster Circle; thence run in a Northerly direction along the arc of said curve and also along said Westminster Circle for a distance of 2.91 feet to the point of beginning. Said parcel containing 1.961 square feet, more or less.

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 Roger H. Spratlin President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 14th day of December, 1988

ATTEST: STATE OF ALA. SHELBY
I CERTIFY THIS
INSTRUMENT WAS FILED
2. Mig Tax
3. Recording Fee \$ 4.50
4. Indexing Fee \$ 1.00
Secretary TOTAL 40.00

[Signature]
President

88 DEC 19 PM 2:19
STATE OF Alabama
COUNTY OF Shelby
I, Summey B. Higgins, Jr.

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

hereby certify that Roger H. Spratlin

whose name as the President of R.H. Spratlin Builders, 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 14th day of December 1988

[Signature]
Notary Public

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