

This instrument was prepared by:  
 (Name) Daniel M. Spitler, Attorney  
 (Address) 108 Chandalar Drive  
Pelham, Alabama 35124

Send Tax Notice to:  
 (Name) Ms. Sandra G. Grant  
 (Address) 1113 Independence Drive  
Alabaster, Alabama 35007

1285

**CORPORATION FORM WARRANTY DEED**

STATE OF ALABAMA  
 SHELBY

COUNTY } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of NINETY-FOUR THOUSAND FIVE HUNDRED AND NO/100 (\$94,500.00)--- DOLLARS  
 to the undersigned grantor, SOUTH BREEZE REALTY CORP. 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 presentes, grant, bargain, sell and convey unto

SANDRA G. GRANT, an unmarried woman

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

Lot 79, according to the survey of Autumn Ridge, as recorded in Map Book 12 pages 4, 5, & 6, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Less and except: A part of said Lot 79 of Autumn Ridge, as recorded in Map Book 12 pages 4, 5, & 6, in the Office of the Judge of Probate of Shelby County, Alabama, described as follows: Begin at the NE corner of said Lot 79, said point being on the Westerly right of way of Independence Drive; thence run Southwesterly along the North line of said Lot 79 a distance of 12.60 feet; thence turn left 168 deg. 05 min. 47 sec. and run Southeasterly a distance of 12.40 feet to a point on the right of way of said Independence Drive; thence turn left 91 deg. 38 min. 11 sec. and run Northerly along said right of way a distance of 2.60 feet to the point of beginning; being situated in Shelby County, Alabama.

**SUBJECT TO:**

Building setback line of 35 feet reserved from Independence Drive as shown by plat. Public utility easements as shown by recorded plat, including a 7.5 foot on rear and a 15 foot on Northerly side for pipeline.

Restrictions, covenants and condition as set out in instrument recorded in Real 174 page 504 in Probate Office of Shelby County, Alabama.

Title to all minerals within and underlying the premises, together with all mining rights and other rights, privileges and immunities relating thereto, including rights conveyed in Real 150 page 648 in Probate Office of Shelby County, Alabama.

\$75,600.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

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 28th day of December, 19 88

ATTEST: 1. Dead Tax \$ 19.00  
 2. Mtg. Tax \_\_\_\_\_  
 3. Recording Fee 2.50  
 4. Indexing Fee 1.00

TOTAL 22.50

STATE OF ALABAMA  
 SHELBY

County }

STATE OF ALA. SHELBY CO. SOUTH BREEZE REALTY CORP.  
 I CERTIFY THIS  
 INSTRUMENT WAS FILED

James W. Elliott,

President

89 JAN 19 AM 10:15

Judge of Probate

I, the undersigned

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

hereby certify that James W. Elliott

whose name as President of SOUTH BREEZE REALTY CORP., 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 28th day of December, 19 88

Notary Public