

TITLE NOT EXAMINED

This form furnished by:

Cahaba Title, Inc.

Eastern Office
(205) 833-1571
FAX 833-1577

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(205) 988-5600
FAX 988-5905

This instrument was prepared by:

(Name) Mason & Fitzpatrick, P.C.
(Address) 100 Concourse Parkway, Suite 350
Birmingham, AL 35244

Send Tax Notice to:

(Name) Savannah Development Inc.
(Address) 6257 Victoria Drive
Pelham, AL 35124

CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA

SHELBY

COUNTY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of THIRTY FIVE THOUSAND AND NO/100TH (\$35,000.00) DOLLARS

to the undersigned grantor, STRATFORD PLACE DEVELOPMENT, 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

SAVANNAH DEVELOPMENT, 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 located in the Northwest Quarter of the Southwest Quarter of Section 36, Township 19 South, Range 3 West, Shelby County, Alabama; and more particularly described as follows:

Commence at the Southeast corner of Lot 41, Stratford Place, Phase IV as recorded in Map Book 14, Page 69, said point being the Point of Beginning; thence northerly along the East line of said Lot 41 a distance of 111.55 feet; thence 90 degrees right 7.50 feet along the South Right-of-Way of Stratford Circle; thence 90 degrees left 250 feet to the Northeast corner of Lot 69 of Stratford Place, Phase IV; thence 90 degrees left 1.87 feet along the South Right of Way of Stratford Circle; thence 90 degrees right 154.00 feet to the Northeast corner of Lot 19 of Stratford Place, Phase IV; thence 90 degrees right 535 feet; thence 89 degrees 12 minutes 56 seconds right 654.85 feet; thence 89 degrees 55 minutes 35 seconds right 205.00 feet; thence 90 degrees right 140.90 feet; thence 88 degrees 54 minutes 03 seconds left 340.99 feet to the Point of Beginning.

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

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs, devisees, assigns, or its successors and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs, devisees, executor or assigns, or its successors 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 against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 30th day of April, 19 91

ATTACHED TAX
1. Reg. Tax 35.00
2. Recording Fee 5.00
3. Indemnity Fee 5.00
4. Notary Fee 1.00
5. Certified Fee 1.00
Total 47.00

STRATFORD PLACE DEVELOPMENT, INC.

By Donnie F. Tucker (Seal)
President

Secretary

91 MAY -1 AM 8:49

STATE OF ALABAMA

SHELBY

County

I, THE UNDERSIGNED

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

hereby certify that DONNIE F. TUCKER

whose name as THE President of STRATFORD PLACE DEVELOPMENT, 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)(she), 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 30th day of April, 19 91

Shelby Tucker

Notary Public