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This instrument was prepared by

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P. O. BOX 360187  
(Address) BIRMINGHAM, ALABAMA 35236-0187



CORPORATION FORM WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

STATE OF ALABAMA  
COUNTY OF SHELBY

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of ONE HUNDRED FORTY NINE THOUSAND FIVE HUNDRED AND NO/100TH  
(\$149,500.00) DOLLARS

to the undersigned grantor, KAM BUILDERS, AN ALABAMA GENERAL PARTNERSHIP ~~XXXXXXXXXX~~  
(herein referred to as GRANTOR), in hand paid by the GRANTEEES herein, the receipt of which is hereby acknowledged, the  
said GRANTOR does by these presents, grant, bargain, sell and convey unto

MARK S. GELDER AND WIFE, DONNA M. GELDER

(herein referred to as GRANTEEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_  
SHELBY \_\_\_\_\_ County, Alabama to-wit:

Lot 1020, according to survey of Riverchase Country Club, 17th Addition as shown by Map  
Book 9 page 50 in the Probate Office of Shelby County, Alabama; being situated in Shelby  
County, Alabama. Mineral and mining rights excepted.

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

\$134,550.00 of the above-recited purchase price was paid from a mortgage loan closed  
simultaneously herewith.

Grantees' Address: 808 Tulip Poplar Drive, Birmingham, Alabama 35244

BOOK 069 PAGE 854

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

1986 APR 30 AM 10:35

*Thomas A. Snowden, Jr.*  
JUDGE OF PROBATE

1. Deed Tax	\$ 15.00
2. Mtg. Tax	_____
3. Recording Fee	2.50
4. Indexing Fee	1.00
TOTAL	18.50

TO HAVE AND TO HOLD to the said GRANTEEES as joint tenants with right of survivorship. And said GRANTOR does for  
itself, its successors and assigns, covenant with said GRANTEEES, their heirs and assigns, that is lawfully seized in fee simple of said pre-  
mises, 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 GRANTEEES, their heirs, executors and assigns forever, against the lawful claims of all persons.

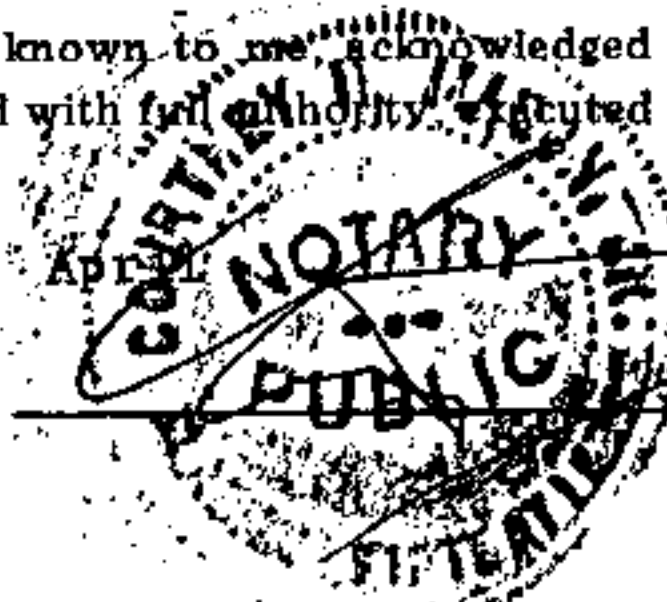
IN WITNESS WHEREOF, the said GRANTOR, by its ~~XXXXXXXXXX~~ General Partner, Richard J. Keydoszius, Jr.  
who is authorized to execute this conveyance, has hereto set its signature and seal, this the 15th day of April 19 86

KAM BUILDERS, AN ALABAMA GENERAL PARTNERSHIP  
ATTEST:  
By *Richard J. Keydoszius, Jr.*  
Secretary RICHARD J. KEYDOSZIUS, JR., ~~XXXXXXXXXX~~  
GENERAL PARTNER

STATE OF ALABAMA  
COUNTY OF SHELBY

I, THE UNDERSIGNED \_\_\_\_\_ a Notary Public in and for said County in said  
State, hereby certify that RICHARD J. KEYDOSZIUS, JR.,  
whose name as ~~XXXXXXXXXX~~ GENERAL PARTNER OF KAM BUILDERS, AN ALABAMA GENERAL PARTNERSHIP,  
~~XXXXXXXXXX~~ 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 ~~XXXXXXXXXX~~ Alabama General Partnership

Given under my hand and official seal, this the 15th day of April 19 86.



Notary Public