

This instrument was prepared by:
 David W. Proctor
 1100 Park Place Tower
 Birmingham, Alabama 35203

Send Tax Notice To:
 Robert D. McKay
 3534 William & Mary Road
 Birmingham, Alabama 35216

WARRANTY DEED

STATE OF ALABAMA)
) KNOW ALL MEN BY THESE PRESENTS,
 COUNTY OF SHELBY)

That in consideration of One Hundred Five Thousand and no/100 Dollars (\$105,000.00) to the undersigned grantor, Baker Properties, Ltd., an Alabama limited partnership (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 Robert D. McKay and wife, Patricia K. McKay (herein referred to as GRANTEE), the following described real estate, situated in Shelby County, Alabama, to wit:

Parcel E, according to the survey of Baker Properties, Ltd. Land Division #2, as recorded in Map Book 12 page 14 in the Probate Office of Shelby County, Alabama;

Subject to:

1. Ad Valorem taxes for the current tax year 1988.
2. Transmission Line Permit to Alabama Power Company as shown by instrument recorded in Deed Book 155 page 104 in Probate Office.
3. Mineral and mining rights.
4. Less and except any part of subject property lying within a road.
5. Easement to Southern Natural Gas as shown by instrument recorded in Deed Book 141, page 30 in Probate Office
6. Restrictions, covenants and conditions as set out in instrument recorded in Real 177 page 961 in Probate Office.

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\$65,000.00 of the purchase price recited above was paid by a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, 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, their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its General Partners, who are authorized to execute this conveyance, has hereto set its signature and seal, this 1st day of April, 1988.

BAKER PROPERTIES, LTD.,
 an Alabama limited partnership

By: Richard M. Baker
 General Partner

By: Elizabeth B. Leath
 General Partner

STATE OF ALABAMA)
)
COUNTY OF JEFFERSON)

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Richard M. Baker and Elizabeth B. Leath, whose names as general partners of Baker Properties, Ltd., an Alabama limited partnership, are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, they, as such general partners, and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal, this 1st day of April, 1988.

Dennis S. Pearson
Notary Public

My Commission Expires:

6-24-90

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88 APR -1 PM 3:00

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| 1. Deed Tax | \$ <u>40.00</u> |
| 2. Mtg. Tax | <u> </u> |
| 3. Recording Fee | <u>5.00</u> |
| 4. Indexing Fee | <u>1.00</u> |
| TOTAL | <u>46.00</u> |