

Send Tax Notice To:  
R & K Builders, L.L.C.  
1945 Hoover Court  
Birmingham, Alabama 35226  
PID# 10-4-0-001-009.001

Inst # 1994-28457

## CORPORATION FORM WARRANTY DEED

STATE OF ALABAMA  
Shelby COUNTY

KNOW ALL MEN BY THESE PRESENTS, That in consideration of

**Twenty-Three Thousand Seven Hundred Fifty and 00/100'S \*\*\* (\$23,750.00)**

to the undersigned Grantor,

**KADCO, Inc.**

a corporation, (herein referred to as Grantor) does by these presents grant, bargain, sell and convey unto

**R & K Builders, L.L.C.**

(herein referred to as Grantee, whether one or more), in fee simple, together with every contingent remainder and right of reversion, the following described real estate, situated in **Shelby County, Alabama**, to-wit:

**Lot 49, according to the Survey of Bent River Estates, Phase III, as recorded in Map Book 18, Page 51, in the Probate Office of Shelby County, Alabama, and in Map Book 177, Page 51, in the Probate Office of Jefferson County, Alabama.**

Subject to Ad Valorem taxes for the year 1994 and subsequent years not yet due and payable.

Subject to covenants and restrictions, building lines, easements and rights of way of record.

Subject to Mineral and Mining rights of record and all rights and privileges incident thereto.

**TOGETHER WITH** all and singular, the rights and privileges, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

**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 **8th day of September, 1994.**

**KADCO, Inc.**

ATTEST:

By:   
Secretary

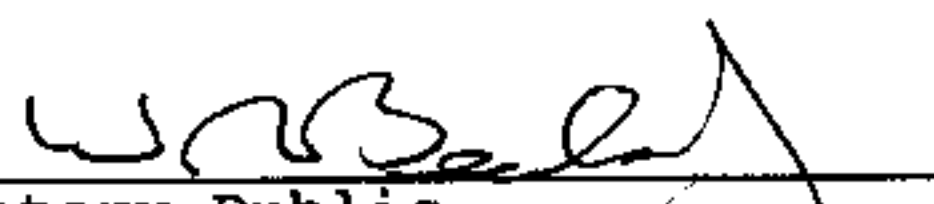
By:   
**Charles G. Kessler, Jr., President**

09/19/1994-28457  
09:04 AM CERTIFIED  
SHELBY COUNTY JUDGE OF PROBATE  
PAGE 1 OF 2 002 MCD 35.00

**STATE OF ALABAMA  
SHELBY COUNTY**

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that **Charles G. Kessler, Jr.** and Charles G. Kessler Jr whose name(s) as **President and Secretary of KADCO, Inc.**, a corporation, is/are signed to the foregoing conveyance, and who is/are known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she/they as such officers and with full authority executed the same voluntarily for and as the act of said corporation on the day the same bears date.

Given under my hand and official seal, this **8th** day of **September, 1994**.

  
Notary Public  
My commission expires: 09/21/94

94164RBA

This instrument prepared by:

W. Russell Beals, Jr., Attorney at Law  
BEALS & ASSOCIATES, P.C.  
#10 Inverness Center Pkwy., Suite 110  
Birmingham, AL 35242

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