

This instrument was prepared by:

(Name) Donald W. Martin(Address) P.O. Box 9  
Pelham, Al. 35124

Send Tax Notice to:

(Name) Donald Phillips(Address) 445 Chilton Rd. #74  
Calera, Al. 35040**PARTNERSHIP WARRANTY DEED****STATE OF ALABAMA**Shelby**COUNTY****} KNOW ALL MEN BY THESE PRESENTS,**That in consideration of Nineteen thousand nine hundred dollars and no/100----- DOLLARS  
(\$19,900.00)to the undersigned grantor, Kentwood Partners

a (general) (limited) a 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  
Donald Phillips Construction, Inc.(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lot 131 . according to the Survey of Kentwood, 3rd Addition Phase I, as recorded in Map Book 19, Page 26, in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

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

\$19,900.00 of the purchase price recited above was paid from mortgage loan closed simultaneously herewith.

Post # 1995-14748

06/07/1995-14748  
09:13 AM CERTIFIEDSHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her, or their heirs and 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 to the said GRANTEE, his, her or their heirs, executors and assigns, or its successors and assigns, forever, 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,

Partner(s), who (is) (are)

this the 10th day of May, 19 95

By

Donald W. Martin

Partner

By

Mike Cant

Partner

Cahaba Title

ACKNOWLEDGMENT FOR PARTNERSHIP

STATE OF ALABAMA

Shelby COUNTY }

I, the undersigned authority, a Notary Public, in and for said county in said state, hereby certify that  
Donald W. Martin and Mike Kent

whose name(s) as general partner(s) of Kentwood Partners  
a (n) Alabama (state) (general) (limited)

partnership, and whose name(s) is (are) signed to the foregoing instrument, and who is (are) known to me, acknowledged before me on this day that, being informed of the contents of said instrument, (he) (she) (they), as such partner(s), and with full authority, executed the same voluntarily for and as the act of said partnership.

Given under my hand and official seal this 10th day of May, 1995

AFFIX NOTARIAL SEAL

Brenda H. Clayton  
Notary Public  
My commission expires: 4/27/97

Inst # 1995-14748

06/07/1995-14748  
09:13 AM CERTIFIED

SHELBY COUNTY JUDGE OF PROBATE  
002 SNA 12.00

Return to:

TO

WARRANTY DEED

Partnership Warranty Deed

STATE OF ALABAMA  
COUNTY OF



Recording Fee \$  
Deed Tax \$

This form furnished by

**Cahaba Title, Inc.**

RIVERCHASE OFFICE

2068 Valleydale Road

Birmingham, Alabama 35244

Phone (205) 988-5600

EASTERN OFFICE

213 Gadsden Highway, Suite 227

Birmingham, Alabama 35235

(205) 833-1571