

This Form Furnished by



JEFFERSON TITLE CORPORATION

This instrument was prepared by

P.O. Box 10481 • Birmingham, AL 35201 • (205) 328-8020

(Name) Thomas L. Foster, Attorney

(Address) 1201 N. 19th St., B'ham, AL 35234

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF JEFFERSON

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of --Three Hundred Fifty Eight Thousand Five Hundred & 00/100--- DOLLARS
(\$358,500.00)

to the undersigned grantor, KADCO, 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 DeBo Construction Co., Inc.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to-wit:

Lots 7-17 and Lots 31-34, Meadow Brook Townhomes Phase II, 2nd Sector, as recorded in the Probate Office of Shelby County, Alabama, in Map Book 22, page 4 A & B.

Subject to existing easements, restrictions, encumbrances, rights of way, limitations, if any, of record.

Subject to ad valorem taxes for the current tax year.

\$65,725.00 of the consideration recited above was paid from a purchase money second mortgage executed simultaneously herewith.

12/26/1996-42210
12:48 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
DRI NEL 267.00

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 Charles G. Kessler,
authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 13th day of December, 19 96.

ATTEST:

KADCO, Inc.

By

Secretary

Charles G. Kessler,

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, the undersigned

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

hereby certify that Charles G. Kessler

whose name as President of KADCO, 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, 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 13th day of December, 19 96

Notary Public