

THIS INSTRUMENT WAS PREPARED BY:

(Name) Larry L. Halcomb & SEIER & HALCOMB

(Address) 3349 Montgomery Hwy. Homewood, Alabama

LAND TITLE COMPANY OF ALABAMA  
BIRMINGHAM, ALABAMA

WARRANTY DEED (CORPORATION)

THE STATE OF ALABAMA,

Shelby

County

KNOW ALL MEN BY THESE PRESENTS:

That for and in consideration of Thirty three thousand seven hundred fifty and no/100  
(\$33,750.00) DOLLARS  
to the undersigned grantor Colonial Building Corporation, a corporation,  
in hand paid by John Richard Koenig,  
the receipt whereof is hereby acknowledged, the said Colonial Building Corporation  
does grant, bargain, sell and convey unto the said John Richard Koenig  
the following described real estate, to-wit:

Lot 67, Block 1, according to the survey of Cahaba Valley Estates,  
third Sector, as recorded in Map Book 5, page 107, in the Probate  
Office of Shelby County, Alabama.

Subject to restrictions, easements and rights of way of record.

\$27,000.00 of the above consideration represents the proceeds of a  
mortgage loan closed simultaneously herewith.



19730723000041780 1/1 \$.00  
Shelby Cnty Judge of Probate, AL  
07/23/1973 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.  
I CERTIFY THIS  
INSTRUMENT WAS FILED  
1973 JUL 23 AM 10:58  
REC. BK. & PAGE AS SHOWN ABOVE  
U.C.C. FILE NUMBER OR  
JUDGE OF PROBATE

BOOK 281 PAGE 432

Situated in Shelby County, Alabama.

TO HAVE AND TO HOLD unto the said John Richard Koenig, his  
heirs and assigns forever.

And the said grantor does itself, and for its successors and assigns, covenant with the said John Richard Koenig, his heirs and assigns,  
that it is lawfully seized and possessed of said premises, that they are free from all encumbrances, that it has a good right  
to sell and convey the same as aforesaid; that it will, and its successors and assigns shall, warrant and defend the same  
unto the said John Richard Koenig, his  
heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Colonial Building Corporation  
has caused these presents to be executed by Horace Walker Peerson III  
its President, duly authorized thereto, and attested by  
its Secretary,

who affixed its corporate seal hereto, being duly authorized thereto, on this  
the 19 day of July, 1973.

Attest:

Colonial Building Corporation  
By Horace Walker Peerson III  
Its President.

Secretary.

THE STATE OF ALABAMA,

Jefferson County.

I, the undersigned authority, a Notary Public  
in and for said County, in said State, hereby certify that Horace Walker Peerson III, whose name  
as President of the Colonial Building Corporation  
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 this 19 day of July, 1973.

Larry L. Halcomb  
Notary Public