

This instrument was prepared by

(Name) John M. Campbell, III 6878
XXXXXXXXXXXXXXXXXXXX
(Address) First National Bank, Birmingham, Alabama

WARRANTY DEED - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA }
SHELBY COUNTY } KNOW ALL MEN BY THESE PRESENTS:

That in consideration of Twelve Thousand six Hundred and no/100-----Dollars

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

John M. Campbell, III and Judith O. Campbell, his wife
(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

K & R Development, Inc.
(herein referred to as grantee, whether one or more), the following described real estate, situated in
Shelby County, Alabama, to-wit:

Lot 3, Block 5 according to the Plat of Kerry Downs, a subdivision of Inverness, as recorded in Map Book 5, Page 135-6, in the office of the Judge of Probate of Shelby County, Alabama.

This conveyance is subject to the following:

1. Ad valorem taxes due October 1, 1974.
2. Said property is subject to those protective covenants or restrictions recorded in Miscellaneous Book 5, Pages 86 through 89 inclusive, in the office of the Jude of Probate of Shelby County, Alabama.
3. Zoning ordinances pertaining to said property.
4. Easements and restrictions of record.

BOOK 287 PAGE 762

19740712000034280 1/1 \$.00
Shelby Cnty Judge of Probate, AL
07/12/1974 12:00:00 AM FILED/CERT

STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED
1974 JUL 12 AM 8:41
U.C. FILE NUMBER OR
REC. BK. & PAGE AS SHOWN ABOVE
General of Probate
JUDGE OF PROBATE

TO HAVE AND TO HOLD to the said grantee, his, her or their heirs and assigns forever.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, We have hereunto set OUR hands(s) and seal(s), this 14 th day of May, 19 74.

John M. Campbell, III (Seal) _____ (Seal)
Judith O. Campbell (Seal) _____ (Seal)
_____(Seal) _____ (Seal)

STATE OF ALABAMA }
SHELBY COUNTY } General Acknowledgment

I, Karen L. Redding, a Notary Public in and for said County, in said State, hereby certify that John M. Campbell, III and wife Judith O. Campbell whose names 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 executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 3th day of July, 1974 A. D., 19 74
Karen L. Redding
Notary Public