

STATE OF ALABAMA

SHELBY COUNTY

3893

30057

In consideration of ten dollars and other good and valuable considerations to the undersigned Victor F. Kyatt and his wife, Susan M. Kyatt (hereinafter called Grantors), in hand paid by K & C. Development Corporation, a corporation, (hereinafter called Grantee) the receipt and sufficiency of which are hereby acknowledged by the Grantors, the Grantors grant, bargain, sell and convey unto the Grantee the following described real estate, situated in Shelby County, Alabama to wit:

Southwest quarter of Section 6, Township 19 South, Range 1 West of the Huntsville Meridian.

This conveyance is made subject to: (1) real estate ad valorem taxes for the tax year ending September 30, 1978; (2) restrictions recorded in Deed Book 304, page 592; (3) mortgage to Birmingham Southern College recorded in Mortgage Book 363, page 663, which mortgage the Grantee hereby assumes and agrees to pay when due; (4) mortgage to Albert W. Keller recorded in Mortgage Book 370, page 810, which mortgage the Grantee hereby assumes and agrees to pay when due; (5) the agreement and obligation of said Victor F. Kyatt to convey to Albert W. Keller five lots from the above described real estate, as more fully set out in the deed by which Albert W. Keller conveyed the above described real estate to Victor F. Kyatt, which deed is recorded in Deed Book 308, page 560. All instruments referred to herein as recorded are recorded in the office of the Judge of Probate of Shelby County, Alabama.

To have and to hold to the Grantee, its successors and assigns, forever.

And we do for ourselves and for our heirs executors and administrators covenant with the Grantee, its successors and assigns, that we are lawfully seized in fee simple of said premises; that they are free from all encumbrances, except as otherwise noted above; that we have a good right to sell and convey the same as aforesaid; that we will and our heirs, executors and administrators shall warrant and defend the same to the Grantee, its successors and assigns forever.

In witness whereof, we have hereunto set our hands and seals this 31 day of OCTOBER, 1977.

STATE OF ALA. SHELBY CO.

I CERTIFY THIS

1977 NOV -2 AM 8:55

Victor F. Kyatt

(Seal)

Susan M. Kyatt

(Seal)

STATE OF ALABAMA

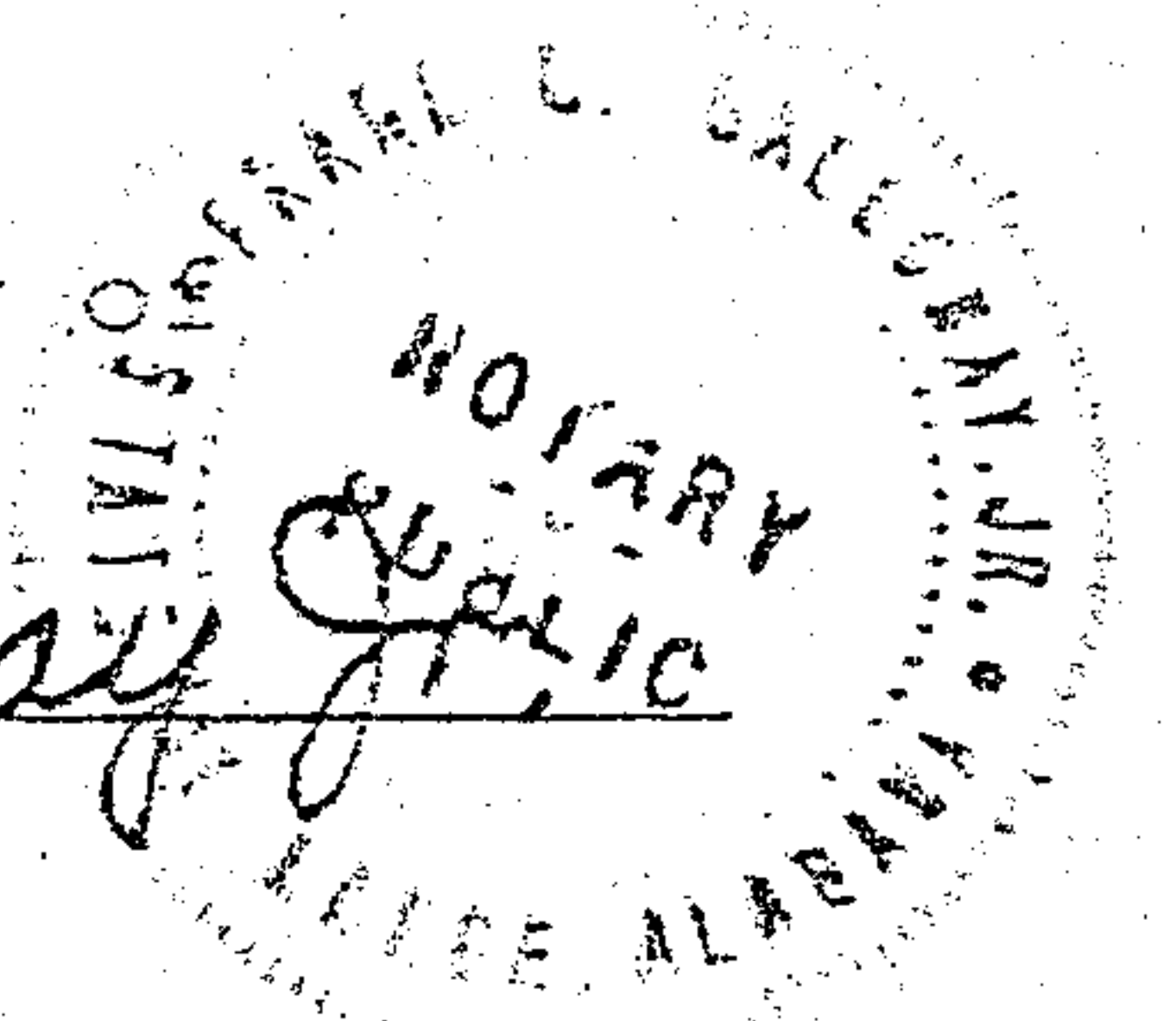
JEFFERSON COUNTY

General Acknowledgement

I, Frank C. Galloway Jr., a Notary Public in and for said County, in said State, hereby certify that Victor F. Kyatt and his wife, Susan M. Kyatt 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 31st day of October, 1977.

Frank C. Galloway Jr.
Notary Public.



THIS INSTRUMENT PREPARED BY:
FRANK C. GALLOWAY, JR.
CABANISS, JOHNSTON, GARDNER, DUMAS AND O'NEAL
1900 First National-Southern Natural Bldg.
Birmingham

Ref. to Jeff. Land Title