

This instrument was prepared by

727
Helena, Alabama 35080

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Form 1-1-6 Rev. 8-70

CORPORATION FORM WARRANTY DEED—LAWYERS TITLE INS. CORP., BIRMINGHAM, ALABAMA



19800822000093210 Pg 1/1 .00
Shelby Cnty Judge of Probate, AL
08/22/1980 00:00:00 FILED/CERTIFIED

STATE OF ALABAMA
COUNTY OF JEFFERSON

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Eighty-Five Thousand Five Hundred and no/100---(\$85,500)--DOLLARS,

to the undersigned grantor, Karmen-K Homes, Inc. a corporation,
in hand paid by

Norman Anthony Carlesso

the receipt of which is hereby acknowledged, the said Karmen-K Homes, Inc.

does by these presents, grant, bargain, sell and convey unto the said

Norman Anthony Carlesso

the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 2, according to the survey of Quail Run, as recorded in Map Book 7, Page 22 in the Probate Office of Shelby County, Alabama.

Mineral and mining rights excepted.

SUBJECT TO:

Ad valorem taxes for the year 1980.

Building setback line of 35' reserved from Quail Run Drive, as shown by plat.

Public utility easements as shown by recorded plat, including 10' easement on east.

Restrictive covenants and conditions filed for record in Misc. Book 22 Page 638.

Transmission Line Permits to Alabama Power Company recorded in Deed Book 101 Page 523 and in Deed Book 216 Page 103 in Probate Office.

Agreement with Alabama Power Company recorded in Misc. Book 22 Page 834 and Misc. Book 22 Page 841 in Probate Office.

Title to minerals underlying caption land with mining rights and privileges belonging thereto as shown by Deed Book 121 Page 294 in Probate Office.

\$85,500.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith delivery of this deed.

TO HAVE AND TO HOLD, To the said

Norman Anthony Carlesso

heirs and assigns forever.

And said Karmen-K Homes, Inc.
and assigns, covenant with said

does for itself, its successors

Norman Anthony Carlesso

heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances unless otherwise noted above, 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

heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said Karmen-K Homes, Inc.

by its

President, Pamela C. Kittrell

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the 19 day of August, 1980

ATTEST:

Karmen-K Homes, Inc.

By Pamela C. Kittrell
Pamela C. Kittrell President

Secretary

STATE OF ALABAMA
COUNTY OF JEFFERSON

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Pamela C. Kittrell whose name as President of Karmen-K Homes, 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 19 day of August, 1980

Margaret C. Kittrell
Notary Public