

This instrument was prepared by

(Name) **LARRY L. HALCOMB**
ATTORNEY AT LAW
3512 OLD MONTGOMERY HIGHWAY
(Address) HOMewood, ALABAMA 35205

send tax notice to: James R. Kilgore, IV
250 7th Avenue North
Birmingham, Alabama

391

CORPORATION FORM WARRANTY DEED - LAND TITLE COMPANY OF ALA., Birmingham, Alabama

STATE OF ALABAMA
COUNTY OF Shelby

} KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Nineteen thousand and no/100 (\$19,000.00) DOLLARS, and the assumption of the mortgage recorded in Mortgage Book 380, page 181, Probate Office of Shelby County, Alabama, to the undersigned grantor, A. Child's House, Inc. in hand paid by

a corporation,

James R. Kilgore, IV
the receipt of which is hereby acknowledged, the said
A. Child's House, Inc.

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

James R. Kilgore, IV
the following described real estate, situated in Shelby County, Alabama, to wit:

See attached Exhibit "A" for legal description.

Minerals and mining rights excepted.

Subject to taxes for 1982.

Subject to easements, rights of way and transmission line permits of record.

By acceptance of this deed, grantee agrees to assume the debt secured by the above mortgage and acknowledges that he is aware that the above mortgage is a "wrap-around" mortgage and that the mortgage wrapped is to Guaranty Savings & Loan Association and is recorded in Mortgage Book 330, page 529.

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TO HAVE AND TO HOLD, To the said James R. Kilgore, IV , his

heirs and assigns forever.

And said A. Child's House, Inc.
and assigns, covenant with said

does for itself, its successors

James R. Kilgore, IV , his
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

James R. Kilgore, IV , his
heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said

A. Child's House, Inc.

by its

President, Gloria Branton

, who is authorized to execute this conveyance,

has hereto set its signature and seal, this the

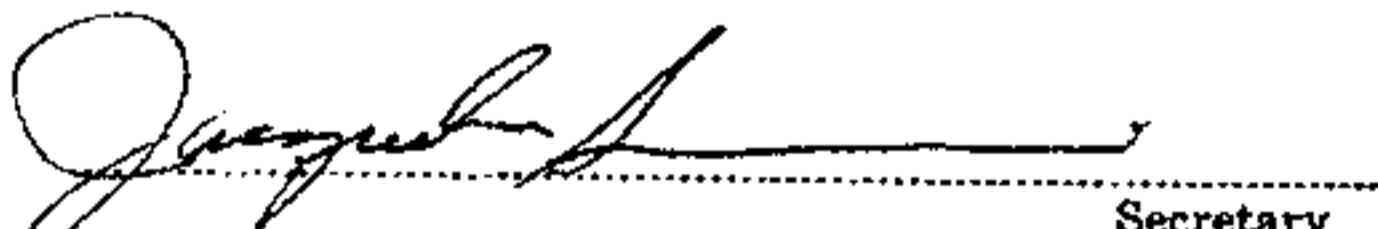
7th

day of September

, 19 82 .

ATTEST:

A. Child's House, Inc.


Secretary

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb
said State, hereby certify that Gloria Branton
whose name as President of A. Child's House, 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.

a Notary Public in and for said County, in

1982

Given under my hand and official seal, this the

7th

day of September

, 19 82 .

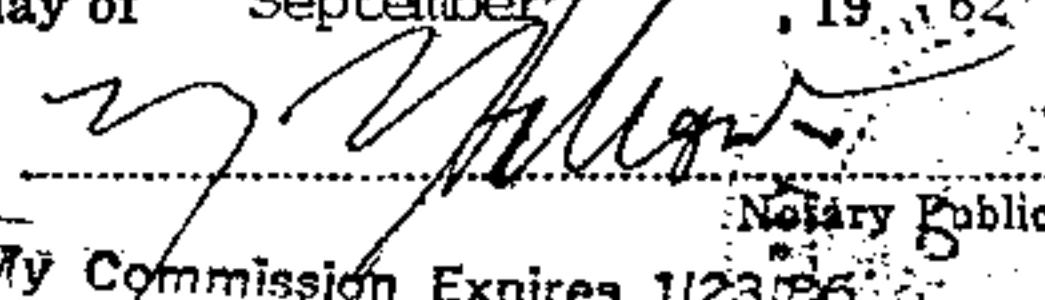

Notary Public
My Commission Expires 1/23/86

EXHIBIT "A"

Part of the Northwest Quarter of the Southwest Quarter of Section 36, Township 20 South, Range 3 West, more particularly described as follows Commence at the Southeast intersection of 7th Avenue, N.E. and 2nd Avenue North, as shown by the Mickerson-Scott Survey as recorded in the Probate Office of Shelby County, Alabama, in Map Book 3, Page 34; thence in a Southwesterly direction along the Southeast boundary of said 2nd Avenue North 150.00 feet; thence turn 90 deg. to the left 220.00 feet to intersection with the Southeast boundary of an alley, said point being the point of beginning; thence continue in a Southeasterly direction along a straight line projection of the last mentioned course 200.00 feet; thence turn 90 deg. to the right in a Southwesterly direction 250.00 feet; thence turn 90 deg. to the right in a Northwesterly direction 200.00 feet to the intersection with said Southeast boundary of an alley; thence turn 90 deg. to the right in a Northeasterly direction along said Southeast boundary for an alley 250.00 feet to the point of beginning.

BOOK 323 PAGE 342 343
An easement for ingress and egress to run with the land described above over the following described property situated in Shelby County,

Alabama:

Commencing at the Northeast corner of the hereinabove described property, continue the East boundary in a Northeasterly direction along a straight line projection on its same course for a distance of 195.93 feet to a point; thence 90 deg. to the right for a distance of 30.00 feet to a point; thence 90 deg. to the right for a distance of 245.93 feet to a point; thence 90 deg. to the right for a distance of 30.00 feet to the East boundary of said hereinabove described property; thence 90 deg. to the right for a distance of 50.00 feet to point of beginning.

STATE OF ALA. SHERIFF CO.

I CERTIFY THIS
STATEMENT WAS FILED

1982 SEP 10 AM 8:59

James A. Shoultz
JUDGE OF PROBATE

deed typ-1900
Rec. 3 00
Ind. 100
23 00