

This instrument was prepared by

(Name) LARRY L. HALCOMB

(Address) 3812 OLD MONTGOMERY HIGHWAY
HOMESWOOD, ALABAMA 35209

Send tax notice to:
John R. Kay, Jr.
5276 Birdsong Road
Birmingham, AL 35243

Corporation Form Warranty Deed - LAND TITLE COMPANY OF ALABAMA, Birmingham, Alabama

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS.

(\$ 85,320.00)

That in consideration of Eighty-five thousand three hundred twenty and no/100 DOLLARS.

to the undersigned grantor, Harbar Homes, Inc. a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto John R. Kay, Jr.

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in Shelby County, Alabama, to wit:

Lot 40, according to the Survey of Sunny Meadows, 2nd Sector as recorded in Map Book 9, pages 1 A & B in the Probate Office of Shelby County, Alabama.

Subject to taxes for 1985.

Subject to restrictions, easements, building lines, rights of way and agreement with Alabama Power Company of record.

\$ 68,250.00 of the purchase price was paid from the proceeds of a mortgage loan closed simultaneously herewith.

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

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their 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 GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 10th day of May 1985

ATTEST: Deed TAX 17.50
Rec 2.50
Ind 1.00
21.00 STATE OF ALA. SHELBY CO.
I CERTIFY THIS INSTRUMENT WAS FILED

Harbar Homes, Inc.

By

President

STATE OF ALABAMA

COUNTY OF JEFFERSON

I, Larry L. Halcomb, JUDGE OF PROBATE

a Notary Public in and for said County, in said State,

hereby certify that B. J. Harris

whose name as President of Harbar 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 10th day of May 1985