

This instrument was prepared by

(Name) D.M. Spittler

(Address) Pelham, AL

Corporation Form Warranty Deed

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This Form furnished by:

Cahaba Title, Inc.

Highway 31 South at Valleydale Rd., P.O. Box 689

Pelham, Alabama 35124

Phone (205) 988-5600

Policy Issuing Agent for



SAFECO Title Insurance Company



STATE OF ALABAMA

COUNTY OF Shelby

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of Twenty Seven Thousand Five Hundred and No/100-----DOLLARS,

to the undersigned grantor, Don Kirby Construction, 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

A. Winston Frederick, JR. and Jackie Frederick

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Lot 14, Block 3, according to the map of Indian Forest Estates, Second Sector as recorded in Map Book 6 page 11 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama. Mineral and Mining rights excepted.

Subject to easements and restrictions of record.

BOOK 033 PAGE 131

STATE OF ALABAMA, JUNE 08.
I CERTIFY THIS
INSTRUMENT WAS FILED

1985 JUL -8 PM 1:06

Don Kirby Construction, Inc.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>27.50</u>
Deed Tax	
Mineral Tax	<u>2.50</u>
Recording Fee	<u>1.00</u>
Index Fee	
TOTAL	\$ <u>31.00</u>

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 21 day of June, 19 85

DON KIRBY CONSTRUCTION, INC.

ATTEST:

Secretary

By

Don Kirby
Don Kirby, Its

President

STATE OF Alabama

COUNTY OF Shelby

I, the undersigned

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

hereby certify that Don Kirby

whose name as President of Don Kirby Construction, Inc.

to the foregoing conveyance, and who is known to me, acknowledged before me on this 21 day of June, 19 85, 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 21 day of June, 19 85

Carol Joyce Gancy
Notary Public