

This instrument was prepared by 340
(Name) COURTNEY H. MASON, JR.
(Address) P.O. Box 360187
Birmingham, Al. 35236-0187
Corporation Form Warranty Deed



This Form furnishes
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 FIFTY SIX THOUSAND AND NO/100TH (\$56,000.00)----- DOLLARS,
to the undersigned grantor, FULTON CONSTRUCTION COMPANY, 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

C. RICHARD KROUT, JR.

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

SHELBY COUNTY, ALABAMA, TO-WIT:

Lot 8-A, in Block 2, according to survey of Fernwood, Fourth Sector, as recorded in Map Book 7 page 96 in the Probate Office of Shelby County, Alabama, being situated in Shelby County, Alabama, "Less and except Commence at the Northeasterly corner of said Lot 8-A; thence in a Northwesterly direction along the Northerly line of said Lot 8-A, a distance of 40.90 feet to the point of beginning; thence continue along last described course a distance of 48.93 feet; thence 109 deg. 10 min. left, in a Southeasterly direction a distance of 14.04 feet; thence 87 deg. 29 min. 30 sec. left, in a Northeasterly direction, a distance of 46.26 feet to the point of beginning; being situated in Shelby County, Alabama."

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$53,200.00 of the above-recited purchase price was paid from a mortgage loan closed simultaneously herewith.

Grantee's Address: 519 Bennett Drive, Alabaster, Alabama

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT WAS FILED
1985 DEC -5 PM 12:00

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 30th day of November, 19 85

ATTEST:

RECORDING FEES

Mortgage Tax	\$	3.00
Deed Tax	Secretary	
Mineral Tax		
Recording Fee		2.50
Index Fee		1.00
TOTAL	\$	6.50

STATE OF ALABAMA

COUNTY OF SHELBY

I, THE UNDERSIGNED

hereby certify that ROBERT E. FULTON

FULTON CONSTRUCTION COMPANY, INC.

By Robert E. Fulton
ROBERT E. FULTON

President

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

whose name as THE President of FULTON CONSTRUCTION COMPANY, 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 30th day of November, 1985

My Commission Expires April 2, 1987