

This instrument was prepared by

(Name) First Real Estate

(Address) P.O. Box 9 Pelham, AL 35124

Corporation Form Warranty Deed

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 Ten Thousand and no/100----- DOLLARS,

to the undersigned grantor, Willow Creek, a General Partnership 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 Leonard S. Kendrick

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

Lot 27 according to the map and survey of Willow Creek, Phase Two, as recorded in Map Book 9 Page 102 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

Subject to restrictions and easements of record.

BOOK 060 PAGE 721

STATE OF ALA. SHELBY CO.
I CERTIFY THIS
INSTRUMENT FILED

1986 FEB 12 AM 11:08

Thomas G. Henderson, Jr.
JUDGE OF PROBATE

RECORDING FEES

Mortgage Tax	\$ <u>10.00</u>
Deed Tax	<u>10.00</u>
Mineral Tax	<u>2.50</u>
Recording Fee	<u>1.00</u>
Index Fee	<u>1.00</u>
TOTAL	\$ <u>13.50</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 partners President, who is authorized to execute this conveyance, hereto set its signature and seal,

this the 27th day of January, 1986

ATTEST:

Secretary

STATE OF Alabama

COUNTY OF Shelby

I, Undersigned

Willow Creek, a General Partnership

Bama Builders, Inc.

By: It's Pres:

By

General Partner

Roy Martin Construction, Inc.

By: It's Pres:

General Partner

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

hereby certify that Roy Martin Construction, Inc. and Bama Builders, Inc.

whose name as partners President of Willow Creek, a General Partnership, 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, they as such officer and with full authority, executed the same voluntarily for and as the act of said partnership partners

Given under my hand and official seal, this the 27th day of January, 1986